

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, Manju Shahul-Hameed, plus 2 minority group members)

A meeting of the **PLANNING SUB-COMMITTEE** which you are hereby summoned to attend, will be held on **Thursday 22nd September 2016 at 5:30pm**, 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  
Senior Members Services Manager  
(020) 8726 6000 Extn.62564  
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www.croydon.gov.uk/agenda  
13 September 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> - Select 'Meetings' on the opening page

## **AGENDA - PART A**

**1. Minutes of the meeting held on Thursday 8th September 2016 (Page 1)**

To approve the minutes as a true and correct record.

**2. Apologies for absence**

**3. Disclosure of Interest**

Members will be asked to confirm that their Disclosure of Interest Forms are accurate and up-to-date. Any other disclosures that Members may wish to make during the meeting should be made orally. 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 relevant disclosable pecuniary interests at the meeting.

**4. Urgent Business (if any)**

To receive notice from the Chair of any business not on the Agenda which should, in the opinion of the Chair, by reason of special circumstances, be considered as a matter of urgency.

**5. Exempt Items**

To confirm the allocation of business between Part A and Part B of the Agenda.

**6. Planning applications for decision (Page 5)**

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

**6.1 16/00212/P Jubilee Bridge Car Park, Lower Church Street, Croydon, CR0 1XF**

Use of 8 parking spaces as community wood recycling enterprise

Ward: Waddon

Recommendation: Grant permission

**6.2 16/00711/P 14 Barnfield Road, South Croydon, CR2 0EY**

Retention of single/two storey front/side/rear extensions to include porch and construction of roof extension (not built in accordance with PP 14/01941/P) and retention of raised patio at the rear; Alterations and part demolition of existing rear balcony and construction of an enclosed balcony within the rear roof slope

Ward: Croham

Recommendation: Grant permission

**6.3 16/03311/P 69 Coulsdon Rise, Coulsdon, CR5 2SF**

Alterations; construction of first floor with new roof and single storey rear extension

Ward: Coulsdon East

Recommendation: Grant permission

**6.4 16/01726/P 6A High Street, London, SE25 6EP**

Alterations; Continued use as 1 two bedroom flat on first floor and 1 Studio flat on second floor ; Retention of rear external stairs and rear safety fence/railings at first floor level

Ward: South Norwood

Recommendation: Grant permission

**6.5 16/02755/P 46 Riddlesdown Avenue, Purley, CR8 1JJ**

Demolition of garages at rear; erection of three bedroom detached house with garage fronting Riddlesdown Road

Ward: Purley

Recommendation: Grant permission

**6.6 16/02910/P Land R/O 57-63 Pollards Hill**

South, Norbury, London, SW16 4LR

Demolition of the existing outbuilding; erection two bedroom detached bungalow with associated parking

Ward: Norbury

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 8th September 2016 at 8:05pm in The Council Chamber, The Town Hall, Katharine Street, Croydon CR0 1NX

### MINUTES - PART A

Present: Councillor Humayun Kabir (Acting Chairman);  
Councillor Joy Prince (Acting Vice-Chairman);  
Councillors Luke Clancy, Maggie Mansell and Susan Winborn

Also present: Councillors Jeet Bains and Sara Bashford

Absent: Councillor Paul Scott

Apologies: Councillor Paul Scott

#### **A52/16 MINUTES OF THE MEETING HELD ON THURSDAY 18TH AUGUST 2016**

**RESOLVED** that the minutes of the meeting held on Thursday 18 August 2016 be signed as a correct record.

#### **A53/16 DISCLOSURE OF INTEREST**

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

#### **A54/16 URGENT BUSINESS (IF ANY)**

There was no urgent business.

#### **A55/16 EXEMPT ITEMS**

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

#### **A56/16 PLANNING APPLICATIONS FOR DECISION**

##### **6.2 16/02756/P 53 Chapel View, South Croydon, CR2 7LJ**

Retention of alterations to land levels, retaining walls and boundary fencing at rear

Mr David Rutherford (Croham Valley RA) spoke in objection, on behalf of the residents' association and representing a neighbour's views

Mr Alfred Cultured, the planning agent, registered but decided not to speak

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

After consideration of the officer's report, Councillor Luke Clancy proposed and Councillor Susan Winborn seconded **REFUSAL**, on the grounds of being out of keeping and detrimental to the character of the area and the amenities of adjoining properties, and the Committee voted, 3 in favour and 2 against, so permission was **REFUSED** for retention of alterations to land levels, retaining walls and boundary fencing at rear of 53 Chapel View, South Croydon, CR2 7LJ.

A second motion supporting the officer's recommendation to **APPROVE**, proposed by Councillor Humayun Kabir and seconded by Councillor Joy Prince, thereby fell.

### **6.3 16/03110/P 53 Chapel View, South Croydon, CR2 7LJ**

Retention of single storey side and rear extensions

Ward: Selsdon & Ballards

Mr David Rutherford (Croham Valley RA) spoke in objection, on behalf of the residents' association and representing a neighbour's views

Mr Alfred Cultured, the planning agent, registered but decided not to speak

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

Following consideration of the officer's report, Councillor Luke Clancy proposed and Councillor Susan Winborn seconded **REFUSAL**, on the grounds of being out of keeping and detrimental to the street scene, and the Committee voted, 2 in favour and 3 against. This motion thereby fell.

A vote was then taken on a second motion for **APPROVAL**, supporting the officer's recommendation, proposed by Councillor Humayun Kabir and seconded by Councillor Joy Prince, and the Committee voted 3 in favour and 2 against, so permission was **GRANTED** for retention of single storey side and rear extensions at 53 Chapel View, South Croydon, CR2 7LJ.

### **6.1 16/02627/P 11 Little Woodcote Lane, Purley, CR8 3PZ**

Erection of single/two storey side extension

Ward: Coulsdon West

The applicant had prepared a letter supporting his application, which the Chair agreed could be circulated to the Committee so they could read it.

Councillor Jeet Bains, ward Member for Purley, spoke in objection, on behalf of some local residents

After consideration of the officer's report, Councillor Humayun Kabir proposed and Councillor Joy Prince seconded the officer's recommendation and the Committee voted, 3 in favour and 2 against, so planning permission was GRANTED for development at 11 Little Woodcote Lane, Purley, CR8 3PZ.

A second motion for **REFUSAL**, proposed by Councillor Luke Clancy and seconded by Councillor Susan Winborn, on the grounds of being detrimental to the street scene and amenities of neighbouring properties, thereby fell.

### **MINUTES - PART B**

None

The meeting ended at 9:09pm

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**PART 6: Planning Applications for Decision**

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**1 INTRODUCTION**

- 1.1 In this part of the agenda are reports on planning applications for determination by the committee.
- 1.2 Although the reports are set out in a particular order on the agenda, the Chair may reorder the agenda on the night. Therefore, if you wish to be present for a particular application, you need to be at the meeting from the beginning.
- 1.3 Any item that is on the agenda because it has been referred by a Ward Member, GLA Member, MP, Resident Association or Conservation Area Advisory Panel and none of the person(s)/organisation(s) or their representative(s) have registered their attendance at the Town Hall in accordance with the Council's Constitution (paragraph 3.8 of Part 4K – Planning and Planning Sub-Committee Procedure Rules) the item will be reverted to the Director of Planning to deal with under delegated powers and not be considered by the committee.
- 1.4 This Committee can, if it considers it necessary or appropriate to do so, refer an agenda item to the Planning Committee for consideration and determination. If the Committee decide to do this, that item will be considered at the next available Planning Committee, which would normally be the following evening.
- 1.5 The following information and advice applies to all reports in this part of the agenda.

**2 MATERIAL PLANNING CONSIDERATIONS**

- 2.1 The Committee is required to consider planning applications against the development plan and other material planning considerations.
- 2.2 The development plan is:
  - the London Plan July 2011 (with 2013 Alterations)
  - the Croydon Local Plan: Strategic Policies April 2013
  - the Saved Policies of the Croydon Replacement Unitary Development Plan April 2013
  - the South London Waste Plan March 2012
- 2.3 Decisions must be taken in accordance with section 70(2) of the Town and Country Planning Act 1990 and section 38(6) of the Planning and Compulsory Purchase Act 2004. Section 70(2) of the Town and Country Planning Act 1990 requires the Committee to have regard to the provisions of the Development Plan, so far as material to the application; any local finance considerations, so far as material to the application; and any other material considerations. Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires the Committee to make its determination in accordance with the Development Plan unless material planning considerations support a different decision being taken.
- 2.4 Under Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990, in considering whether to grant planning permission for development which

affects listed buildings or their settings, the local planning authority must have special regard to the desirability of preserving the building or its setting or any features of architectural or historic interest it possesses.

- 2.5 Under Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990, in considering whether to grant planning permission for development which affects a conservation area, the local planning authority must pay special attention to the desirability of preserving or enhancing the character or appearance of the conservation area.
- 2.6 Under Section 197 of the Town and Country Planning Act 1990, in considering whether to grant planning permission for any development, the local planning authority must ensure, whenever it is appropriate, that adequate provision is made, by the imposition of conditions, for the preservation or planting of trees.
- 2.7 In accordance with Article 31 of the Development Management Procedure Order 2010, Members are invited to agree the recommendations set out in the reports, which have been made on the basis of the analysis of the scheme set out in each report. This analysis has been undertaken on the balance of the policies and any other material considerations set out in the individual reports.
- 2.8 Members are reminded that other areas of legislation covers many aspects of the development process and therefore do not need to be considered as part of determining a planning application. The most common examples are:
  - **Building Regulations** deal with structural integrity of buildings, the physical performance of buildings in terms of their consumption of energy, means of escape in case of fire, access to buildings by the Fire Brigade to fight fires etc.
  - Works within the highway are controlled by **Highways Legislation**.
  - **Environmental Health** covers a range of issues including public nuisance, food safety, licensing, pollution control etc.
  - Works on or close to the boundary are covered by the **Party Wall Act**.
  - **Covenants and private rights** over land are enforced separately from planning and should not be taken into account.

### 3 PROVISION OF INFRASTRUCTURE

- 3.1 In accordance with Policy 8.3 of the London Plan (2011) the Mayor of London has introduced a London wide Community Infrastructure Levy (CIL) to fund Crossrail. Similarly, Croydon CIL is now payable. These would be paid on the commencement of the development. Croydon CIL provides an income stream to the Council to fund the provision of the following types of infrastructure:
  - Education facilities
  - Health care facilities
  - Projects listed in the Connected Croydon Delivery Programme
  - Public open space
  - Public sports and leisure
  - Community facilities
- 3.2 Other forms of necessary infrastructure (as defined in the CIL Regulations) and any mitigation of the development that is necessary will be secured through A S106

agreement. Where these are necessary, it will be explained and specified in the agenda reports.

#### **4 FURTHER INFORMATION**

- 4.1 Members are informed that any relevant material received since the publication of this part of the agenda, concerning items on it, will be reported to the Committee in an Addendum Update Report.

#### **5 PUBLIC SPEAKING**

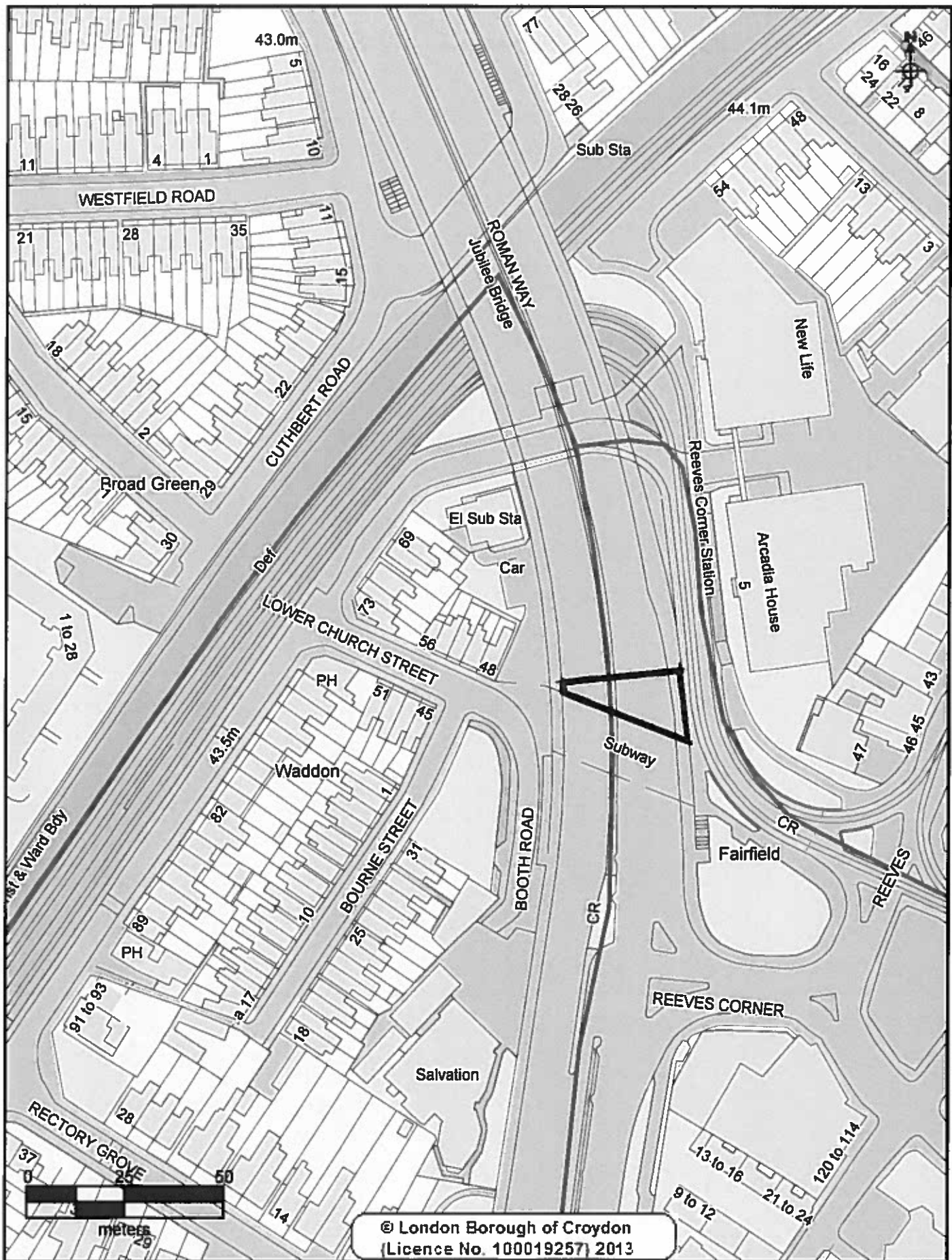
- 5.1 The Council's constitution allows for public speaking on these items in accordance with the rules set out in the constitution and the Chair's discretion.

#### **6 BACKGROUND DOCUMENTS**

- 6.1 The background papers used in the drafting of the reports in part 6 are generally the planning application file containing the application documents and correspondence associated with the application. Contact Mr P Mills (020 8760 5419) for further information. The submitted planning application documents (but not representations and consultation responses) can be viewed online from the Public Access Planning Register on the Council website at <http://publicaccess.croydon.gov.uk/online-applications>. Click on the link or copy it into an internet browser and go to the page, then enter the planning application number in the search box to access the application.

#### **7 RECOMMENDATION**

- 7.1 The Committee to take any decisions recommended in the attached reports.



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**PART 6: Planning Applications for Decision**

**Item 6.1**

**1 APPLICATION DETAILS**

Ref: [16/00212/P](#) (*link to related documents on Planning Register*)  
 Location: Jubilee Bridge Car Park, Lower Church Street, Croydon, CR0 1XF  
 Ward: Waddon  
 Description: Use of 8 parking spaces as community wood recycling enterprise  
 Drawing Nos: location plan, GA Plan - as existing, Internal elevation A - as existing,  
 GA Plan - as proposed, Internal elevation A - as proposed  
 Applicant: London Borough of Croydon  
 Agent: N/A  
 Case Officer: Sean Scott

1.1 This application is being reported to committee because objections above the threshold in the Committee Consideration Criteria have been received.

**2 SUMMARY OF KEY REASONS FOR RECOMMENDATION**

- 2.1 The proposed change of use is acceptable in principle.
- 2.2 The development would not have a detrimental impact on the visual amenity of the area.
- 2.3 There would be no detrimental impact on the amenity of adjoining occupiers when compared to the existing use.
- 2.4 Highways and traffic conditions in the vicinity of the site would not be adversely affected by the development.

**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) Development in accordance with approved plans.
- 2) External facing materials to be submitted and approved.
- 3) Time limit – temporary period for three years
- 4) Any other planning condition(s) considered necessary by the Director of Planning

**Informatives**

- 1) Site notice removal
- 2) Advisory regarding the height restriction for entering the car park and the height of the underside of the bridge.
- 3) Any [other] informative(s) considered necessary by the Director of Planning

## **4 PROPOSAL AND LOCATION DETAILS**

### **Proposal**

- 4.1 The use of 8 car parking spaces as a community wood recycling enterprise for a temporary period of three years.
- 4.2 The application entails the installation of palisade fencing, a shipping container and a roller shutter.

### **Site and Surroundings**

- 4.3 The site is occupied by a car park located underneath Jubilee Bridge in Waddon ward. This area is dominated by transport links intersecting in this area; however, residential units are predominant in the wider area. The application site is located within an Area of High Density, and an Archaeological Priority Zone as designated by the Croydon Local Plan: Strategic Policies (2013).

### **Planning History**

- 4.4 None.

## **5 CONSULTATION RESPONSE**

- 5.1 The views of the Planning Service are expressed in the MATERIAL PLANNING CONSIDERATIONS section below.
- 5.2 No statutory or non-statutory consultees have commented on the application

## **6 LOCAL REPRESENTATION**

- 6.1 The application has been publicised by way of three 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 objecting containing 0 signatories  
0 supporting containing 0 signatories

- 6.2 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**

- Why remove 8 parking spaces from a car park that at weekends is fully congested, when there is an area local that can be used for this purpose, i.e. clear space on the north corner of Church Road at Reeves Corner

## **7 MATERIAL PLANNING CONSIDERATIONS**

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

1. The principle of development
2. The impact on the visual amenity of the area
3. The impact on adjoining occupiers
4. Highways & parking considerations

### **The principle of development**

- 7.2 The subject property is in use as a car park which falls within a sui generis use, its conversion to a wood recycling facility would fall within a B2 use. The current use is not protected and it is considered that the proposed change of use would be acceptable provided that it meets the following principle issues and their requirements.

### **The impact on the visual amenity of the area**

- 7.3 The NPPF attaches great importance to the design of the built environment. Paragraph 17 is of relevance. The London Plan 2011 Policies 7.1, 7.4, 7.5 and 7.6 state that development should make a positive contribution to the local character, public realm and streetscape. It should incorporate the highest quality materials and design appropriate to its context.
- 7.4 CLPSP SP1.1 states that the Council will require all new development to contribute to enhancing a sense of place and improving the character of the area. SP4.1 and SP4.2 require development to be of a high quality which respects and enhances local character. Policies SP4.7, SP4.8 and SP4.9 encourage improvements to the public realm.
- 7.5 Croydon Plan 2006 (Saved Policies 2013) UD2 and UD3 require consideration to be given to the relationship of the development to adjoining properties, and its impact of the streetscene in general.
- 7.6 The proposed development would be located underneath the bridge and would only be visible in the immediate locality. The area underneath the bridge covered by the application would be fully enclosed by the proposed boundary treatment.
- 7.7 In addition, the proposed development would be for a temporary period of three years, after which time, the development would be removed.
- 7.8 The proposed development is considered to have an acceptable impact on the visual amenity of the area.

### **The impact on adjoining occupiers**

- 7.9 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. Policy UD2 and UD8 of the Croydon Replacement Unitary Development Plan (The Croydon Plan 2006) Saved Policies 2013 seek to protect residential amenity to prevent adjoining and nearby occupiers from loss of privacy, loss of light, loss of outlook and adverse visual intrusion. In addition Policy EP1 of the Croydon Plan 2006) Saved Policies 2013 - *Control of Potentially Polluting Uses* is of importance.
- 7.10 A shipping container, palisade fencing and roller shutters would section off a triangular parcel of land in the south eastern corner of the car park. This area is

where the height of the bridge is lower and this allows for the boundary treatment to extend to the full height. This would aid safety and security at the site.

- 7.11 The proposed development would not be immediately adjacent to any residential uses, there would be a degree of separation. Given that the site's existing use is as a car park that would experience numerous comings and goings, it is considered that activity associated with the proposed use would be no worse than the existing situation and therefore is considered acceptable.

### **Highways & parking considerations**

- 7.12 The London Plan (Consolidated with Alterations since 2011) Policy 6.3 is relevant and states that development should not adversely affect safety on the transport network and Policies 6.9 *cycling* and 6.13 *Parking* should also be considered. The Croydon Replacement Unitary Development Plan (The Croydon Plan 2006) Policy 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 Policy T8 *Parking Standards* sets out parking standards for residential development. In addition SPD2 sets out design guidance for forecourt parking and Policy UD13 states that car parking must not be allowed to dominate or determine the urban form and should be safe, secure, efficient and well designed.
- 7.13 The access to the car park is off Booth Road and the area to be utilised for the proposed development is adjacent to this entrance. There should therefore be minimal conflict between vehicles delivering to the site and other users of the car park.
- 7.14 A new pedestrian access to the recycling centre is proposed within the flank wall to the pedestrian subway and will therefore negate the need for visitors on foot to have to walk through the car park to access the facility. It is therefore considered that potential conflict between visitors to the facility and users of the car park will be minimised and therefore will not create an unsafe environment within the car park.
- 7.15 The Council's Transport Officer has not raised any objection to the loss of 8 car parking spaces and it is noted that there are alternative car parks within the town centre a short distance from the site. In addition, the temporary nature of the proposed development, would mean that the site would be returned to the car parking use when the proposed use is finished. It is not a permanent loss of the car parking spaces.
- 7.16 The only issue to be considered is the fact that the car park entrance has a height restriction of 2 metres and the headroom to the flyover is also limited. This may have implications for delivery vehicles to the facility and installation of the container that will be used as the office building. It is therefore suggested that an informative is added to the planning permission making the applicant aware of this.

### **Other Planning Issues**

- 7.17 The objector to the scheme has questioned why this site has been used (which is busy as a car park on Saturdays), when there is a vacant site at Reeves Corner. However, the application relates to this site and the Local Planning Authority has to

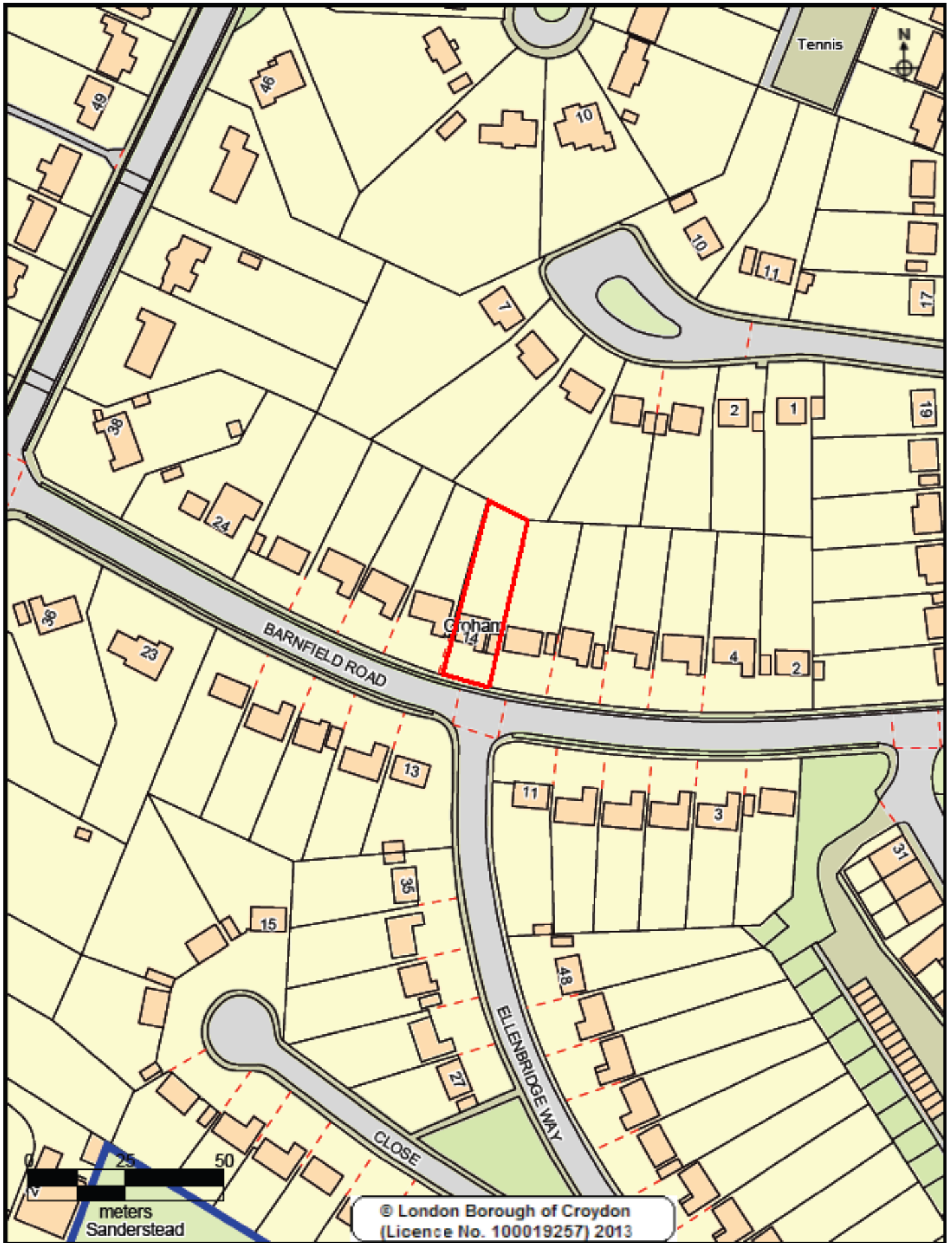


determine the proposals before them. We have not received an application for this development on Reeves Corner.

7.18 The application would not have any archaeological implications as the proposed development would not 'break ground'.

### **Conclusions**

7.19 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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**1 APPLICATION DETAILS**

Ref: [16/00711/P](#) (*link to related documents on Planning Register*)  
Location: 14 Barnfield Road, South Croydon, CR2 0EY  
Ward: Croham  
Description: Retention of single/two storey front/side/rear extensions to include porch and construction of roof extension (not built in accordance with PP 14/01941/P) and retention of raised patio at the rear; Alterations and part demolition of existing rear balcony and construction of an enclosed balcony within the rear roof slope  
Drawing Nos: 4486-005 Rev A, 4486-012 Rev D, 4486-014 Rev C, 4486-015 Rev D  
Applicant: Mr Spence  
Agent: Mr Wilson of RDjW Architects Ltd  
Case Officer: Georgina Betts

**2 BACKGROUND**

- 2.1 This application was first reported to Planning Committee on 18<sup>th</sup> May 2016. The Committee resolved to defer the application in order to allow Members of the Planning Committee to attend a site visit, which took place on the 18<sup>th</sup> June 2016.
- 2.2 The original report is attached to this agenda.

**3.0 SCHEME AMENDMENTS**

- 3.1 Following the Planning Committee site visit on the 18<sup>th</sup> June 2016 and dialogue with Members, officers suggested various scheme enhancements to the applicant's agent. The applicant took these points on board and made the following amendments:
- Provision of a 2 metre high glazed screen to the top step of the patio area
  - Raising the height of the boundary fence to 2 metres between No's 12 and 14 and including the stepped access to the eastern flank wall
  - The provision of tiled sides to the balcony area at the second floor

**4.0 CONSULTATION RESPONSE**

- 4.1 10 representations of objection were received in response to notification of the application as explained in Section 6 of the original report.

4.2 Further to the Planning Committee site visit on the 18<sup>th</sup> June 2016 and the amendments addressed above, revised plans were received and revised site notices erected (in accordance with the Councils protocol). 2 further representations were received within the 14 day consultation period and 1 further representation was received after the consultation period.

4.3 No new issues were raised beyond what was covered in the original report.

4.4 Representations did raise questions over the installation of air conditioning units on the roof; this matter had been passed over to the Planning Enforcement Team.

## **5.0 FURTHER ADVICE ON MATERIAL PLANNING CONSIDERATIONS**

5.1 Whilst acknowledging that the scheme has been amended since its initial submission, the changes are relatively minor in nature and as such the planning considerations remain the same as detailed in the original report. Further commentary will be provided on the bullet points above in reference to the Policies set out in the previous report (para. 7.2, 7.3, 7.8 and 7.9).

5.2 Concerns were raised on the site visit in relation to views from the top step across neighbouring properties. To address this, the applicant proposes to install two 2 metre obscure glazed panels to protect the privacy of the adjoining occupiers. Being obscurely glazed and well separated from neighbouring properties the provision of such screens is not considered to appear visually intrusive or result in a loss of light.

5.3 Concerns were expressed in relation to glimpses across the boundary towards 12 Barnfield Road from the eastern facing steps. As a result the applicant proposed to extend the length of the raised boundary fence. Given the permitted tolerances in respect of fence heights the additional height is not considered to appear visually intrusive while it seeks to further protect the privacy of No12.

5.4 Concerns were expressed at the site visit in relation to the perception of overlooking from the balcony at the second floor (roof) level. In the initial report it has already been discussed that no outlook/view would exist from the fully enclosed and obscured balcony area. The applicant proposes to tile hang the sides of the balcony area to reduce the perception of overlooking, while seeking to better integrate the balcony area within the roof slope. As before, no outlook would exist as the rearward glazed elevation would be opaque. It is therefore considered that the perception of overlooking has been reduced and therefore protects the amenities of the adjoining occupiers.

5.5 Clarification was sought from the Council's Building Control Team in respect of the height of parapet wall of the single storey extension. Given the components required for such a roof form a reduction in the height of the parapet would be limited to 5-10 centimetres. Given the nominal decrease it is not considered reasonable on planning grounds to request the reduction in the height of the parapet wall. Such a reduction would be de minimis and have limited impact on neighbouring properties.

5.6 The proposal would therefore comply with the relevant Policies set out in paragraphs 7.2, 7.3, 7.8 and 7.9 in the initial report to Committee.

## **6.0 RECOMMENDATION**

6.1 That the Committee resolve to GRANT planning permission subject to the conditions set out in 3.2 of the original report with the inclusion of the following condition(s):

- 1) The obscurely glazed screen to the top step of the patio area to be provided within 3 months of the date of this decision and then retained in this form for as long as the stepped patio exists
- 2) Any other planning condition(s) considered necessary by the Director of Planning

6.2 That the Committee confirms that its reasons for granting Planning Permission are as set out in the SUMMARY OF MATERIAL PLANNING CONSIDERATIONS of the original report.

**1 APPLICATION DETAILS**

Ref: 16/00711/P  
 Location: 14 Barnfield Road, South Croydon, CR2 0EY  
 Ward: Croham  
 Description: Retention of single/two storey front/side/rear extensions to include porch and construction of roof extension (not built in accordance with PP 14/01941/P) and retention of raised patio at the rear; Alterations and part demolition of existing rear balcony and construction of an enclosed balcony within the rear roof slope.  
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 Applicant: Mr Spence  
 Agent: Mr Wilson of RDJW Architects  
 Case Officer: Georgina Betts

- 1.1 This application is being reported to Planning Sub Committee because the Ward Councillor (Cllr Maria Gatland) made representations in accordance with the Committee Consideration Criteria and requested Committee Consideration.

**2 SUMMARY OF KEY REASONS FOR RECOMMENDATION**

- 2.1 The retention of single/two storey front/side/rear extensions to include porch and construction of roof extension (not built in accordance with planning permission 14/01941/P as amended by 14/04696/DT) and retention of raised patio at rear, along with the part demolition of existing rear balcony and construction of an enclosed balcony within rear roof slope would not harm the character of the surrounding area or the residential amenities of the adjoining occupiers.

**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) The works shall be carried out wholly in accordance with the submitted plans
- 2) Remedial works to balcony area to be undertaken within 3 months of the date of this permission and permanently retained thereafter in the form

- approved (including the opaque glazing to the rear patio – at roof level) for as long as the development exists
- 3) 2 metre high fence to be provided within 3 months of the date of this decision and then retained in this form for as long as the stepped patio exists
  - 4) Any other planning condition(s) considered necessary by the Director of Planning

### **Informatives**

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

## **4 PROPOSAL AND LOCATION DETAILS**

### **Proposal**

4.1 The applicant seeks full planning permission for the:

- Retention of single/two storey front/side/rear extensions to include porch and construction of roof extension (not built in accordance with PP 14/01941/P as amended by LBC Ref 14/04696/DT)
- Retention of raised patio at rear
- Alterations and part demolition of existing rear balcony and construction of an enclosed balcony within rear roof slope

### **Site and Surroundings**

- 4.2 The application site lies on the northern side of Barnfield Road and is currently occupied by a two storey detached property sited approximately 8 metres from the adjacent highway. The property in question has been subject to recent extension works following grants of planning permission and non-material amendments in 2014.
- 4.3 The surrounding area is residential in character and comprises detached properties within generous plots. The area is characterised by post-war housing with a strong mix of styles replicating many building periods. There are no constraints affecting the application site and it is not subject to a tree preservation order.

### **Planning History**

4.4 The following planning decisions are relevant to the application:

- 14/01941/P      Demolition of existing garage and porch; erection of single/two storey front/side/rear extensions to include porch; construction of roof extension

**Approved and implemented on site**

- 14/04696/DT Demolition of existing garage and porch; erection of single/two storey front/side/rear extensions to include porch; construction of roof extension (Amendment to planning permission 14/01941/P)  
**Materials approved and implemented on site**
- 15/00079/C A complaint was received in relation to the height of the roof, height of parapet wall and the installation of a balcony at rear  
**No breach in regards to the roof or parapet height – application received regarding balcony at rear**
- 15/03488/P Retention of balcony area on roof at rear  
**Application Withdrawn**

## 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: 10      Objecting: 10      Supporting: 0

- 6.2 The following Councillor made representations:

- Councillor Maria Gatland [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

- Loss privacy/light
- Out of character
- The patio should not be able to be raised above the original plans – to avoid privacy problems
- Proposed fencing would not provide satisfactory privacy

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

- Right to light [Officer Comment: a right to lights does not exist unless this legally registered for specified time period]
- Multi-occupancy/bedsits [Officer Comment: the property has been inspected on numerous occasions and the Council can confirm that the internal layout is of a large single family dwelling]



## **7 MATERIAL PLANNING CONSIDERATIONS**

7.1 The main planning issues raised by the application that the Planning Sub Committee should consider are as follows:

1. The impact of the development upon the residential amenities of the adjoining occupiers.
2. The impact of the development upon the character and appearance of the surrounding area

7.2 This current application follows on from the previously submitted application for retrospective planning permission (LBC Ref 15/03488/P) which was subsequently withdrawn by the applicant. As raised by third parties, the plans submitted at that time did not accurately reflect what had in fact been constructed on site (in terms of the part single part two storey rear extension, the rear raised patio area and the rear roof balcony area). The current application appropriately reflects what has been constructed on site and proposes material amendments to the unauthorised rear roof balcony area which, compared to the previously submitted proposal, seeks to reduce the area useable as a roof terrace, through further setting back the balustrade and glazing into the roof space.

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

7.3 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.

7.4 Supplementary Planning Document No 2 states that any possible detrimental effect to surrounding neighbours and appearance and character of original house must be assessed.

7.5 The applicant seeks retrospective planning permission for the retention of single/two storey front/side/rear extensions to include porch and construction of roof extension (not built in accordance with planning permission LBC Ref 14/01941/P and as amended by LBC Ref 14/04696/DT) and retention of raised patio at rear along with alterations and part demolition of existing rear balcony and construction of an enclosed balcony within rear roof slope. The main difference between the application previously approved and that now before the Planning Sub Committee is the land to the rear of the property has been dug away which has resulted in an increase in height of the extension when measured from the new ground levels immediately adjacent to the extensions and compared to the 2014 submitted planning application drawings.

7.6 As such, the retention of the single/two storey front/side/rear extensions to include porch and construction of roof extension is not considered to harm the

residential amenities of the adjacent properties through loss of light, increased enclosure or loss of outlook. The rear gardens of neighbouring properties are due north facing with the gardens sloping away towards the rear. Consequently, the outlook and openness from within neighbouring properties and gardens is acceptable.

- 7.7 This application also seeks retrospective planning permission for the retention of a raised patio at the rear. The arrangement of such provides a stepped access from the rear patio/bi-fold doors down to a raised patio 0.6 metres (at the highest point) above the existing ground level. A newly erected fence exists between 14 and 16 Barnfield Road and is considered to be an adequate screen, providing reasonable levels of privacy. As regards 12 Barnfield Road, it is recognised that there are currently weak spots along the shared boundary with the application premises, which limits privacy given the change in land levels. The applicant has specified that as part of the planning application, a 2 metre high timber fence would replace the existing boundary treatment between these two properties. Given the increase in the height of the boundary treatment and the presence of a detached/covered Jacuzzi area and soft landscaping, the residential amenities of 12 Barnfield Road would be adequately protected. The applicant has confirmed that he owns the boundary in question and as such, details could be secured through the imposition of a planning condition with the boundary put in place within a specified period.
- 7.8 The applicant seeks to alter the appearance of the current unauthorised rear balcony previously installed. The proposed alterations seek to reduce the scale and form of the balcony area thorough recessing further into the existing roof slope, thereby limiting its visual impact and reducing the floor area. This should also help reduce any perceived overlooking. The application indicates that the balcony area would be enclosed by a 1.44 metre high toughened, laminated, opaque glazed screen which would therefore eliminate any perception of overlooking. Given the applicant's commitment to recess the balcony area, reduce the eaves height and utilise opaque glazing, the roof top balcony (as amended) would be acceptable. As these details are indicated by the submitted drawings, the alterations can be required to be completed within a specified period and retained as such for the lifespan of the development.
- 7.9 The outlook from master bedroom would remain unaltered (with light obtained previously from roof lights) and therefore the balcony area would not impact upon the amenities of future occupiers.

#### **The impact of the balcony upon the character and appearance of the Surrounding area**

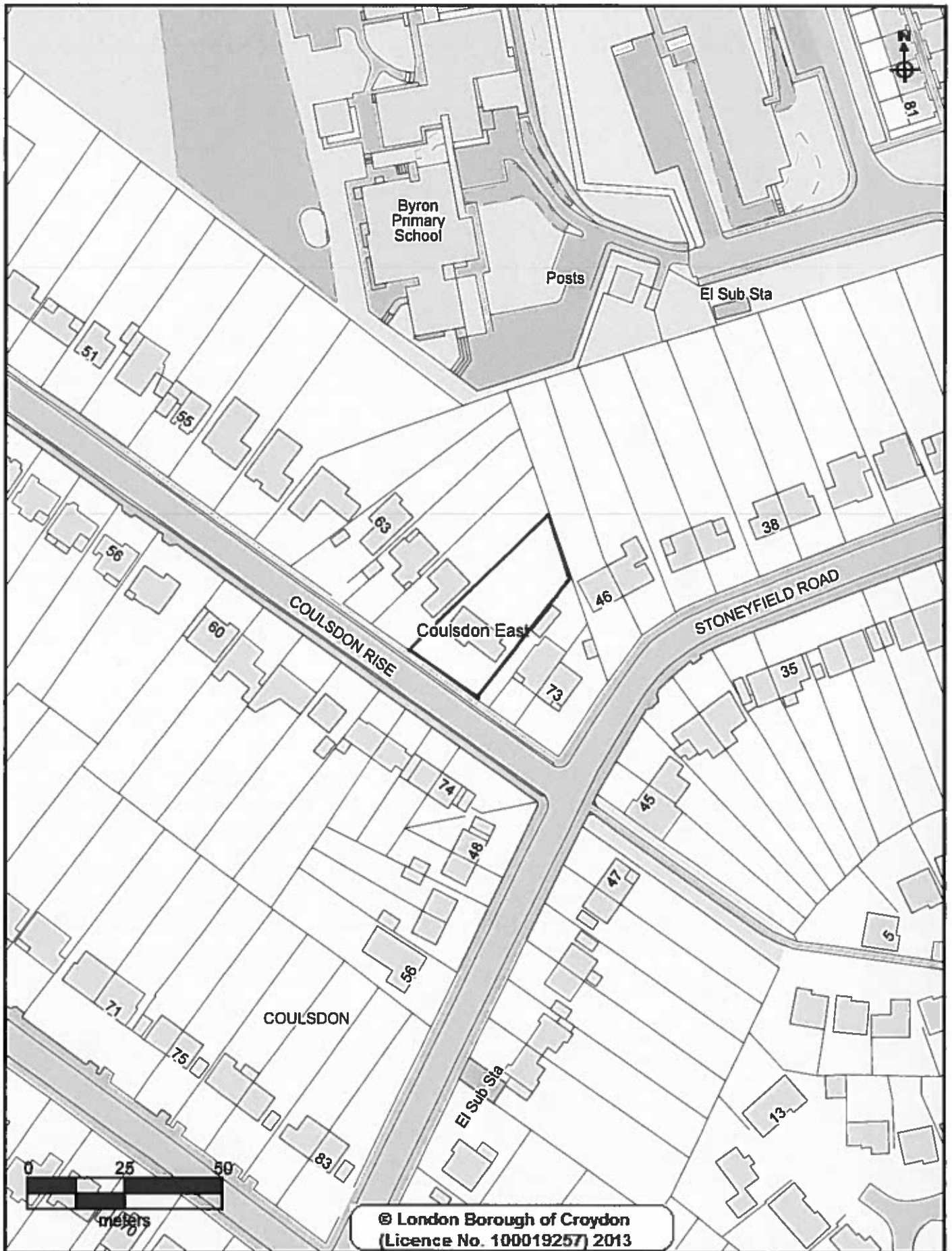
- 7.10 The National Planning Policy Framework requires good design making a positive contribution to place. London Plan 2011 policies 7.4 and 7.6 state that new development should reflect the established local character and should make a positive contribution to its context. Policies SP4.1 and SP4.2 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.

- 7.11 SPD2 also states “roof extensions should ideally be located on the rear elevation of a dwelling and are not normally acceptable on the front elevation... When providing additional accommodation in the roof space which involves the construction of a roof extension, it is essential that it should not dominate the original building while the extension should not normally be more than two thirds the width of the existing roof.”
- 7.12 The principle of the part single, part two storey side and rear extension has already been granted planning permission. Whilst the extension (as completed on site) is relatively large in relation to neighbouring properties, these are substantial residential plots (in terms of width and length) with the existing extension set in from the existing site boundaries. The scale and form of the extensions are therefore considered acceptable.
- 7.13 The design of the balcony area, while contemporary in appearance, would measure less than two thirds the width of the roof space and would provide adequate spacing within the balcony area. The reduction in the depth of the structure (with a greater recess up from the eaves) would ensure that the balcony area would appear sufficiently subservient within the context of the roof slope. While the steel frame and obscure glazing would enclose the balcony at roof level, its appearance is similar to dormer extensions which are visible across the borough. As such, given the size, siting and design of the balcony area, the character and appearance of the surrounding area would not be harmed as a result of this development. The proposal would therefore comply with the above policies and detailed design guidance of SPD2 and is considered acceptable.

### **Conclusions**

- 7.14 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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**PART 6: Planning Applications for Decision**

**Item 6.3**

**1 APPLICATION DETAILS**

Ref: [16/03311/P](#) (*link to related documents on Planning Register*)  
 Location: 69 Coulsdon Rise, Coulsdon, CR5 2SF  
 Ward: Coulsdon  
 Description: Alterations; construction of first floor with new roof and single storey rear extension  
 Drawing Nos: A098, A099, A100, A101, A102, A103, A104, A105, A106, A107, A108, A109, A110, A111, A112, A113, 2015/05/05 Rev 00, L7367 1 of 2, L7367 2 of 2 and 3 x CGIs  
 Applicant: Mr Nomafo  
 Case Officer: Georgina Galley

1.1 This application is being reported to committee because two ward councillors (Cllr Margaret Bird and Cllr James Thompson) made representations in accordance with the Committee Consideration Criteria and objections above the threshold in the Committee Consideration Criteria have been received.

**2 SUMMARY OF KEY REASONS FOR RECOMMENDATION**

2.1 The proposed development will not adversely impact the appearance of the street scene or the residential amenities of the adjoining occupiers.

**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 plans
- 2) Tree protection plan and mitigation measures to be submitted prior to commencement of development
- 3) Matching materials to be used
- 4) Windows specified on plans to be obscure glazed and permanently maintained as such
- 5) No additional windows other than as specified to be inserted in the flank elevation
- 6) Any other planning condition(s) considered necessary by the Director of Planning and Strategic Transport

**Informatives**

- 1) Site notice removal
- 2) Code of Practice regarding construction sites
- 3 Any other informative(s) considered necessary by the Director of Planning and Strategic Transport

## 4 PROPOSAL AND LOCATION DETAILS

### Proposal

- 4.1 The proposal will involve alterations and the construction of a first floor with new roof and single storey rear extension.
- 4.2 The proposed first floor will be located over the existing footprint of the house. The first floor and new roof will increase the eaves height of the house from 2.4m to 3.7m and the maximum height of the roof of the house from 5.3m to 8m. The proposed new roof will be staggered in height to provide a transition due to the slope of the land towards Stoneyfield Road. A gap of approximately 1.4m will be maintained to both side boundaries as per the existing bungalow.
- 4.3 The proposed single storey rear extension will measure 4.8m in depth from the existing rear wall of the house for a width of 12.9m. The proposed single storey rear extension will measure 3m in height to the upper surface of the flat roof. A gap of between 2.4m and 2.8m will be maintained to the side boundaries and the proposed single storey rear extension will not project past the rear building lines of either of the immediate neighbouring properties. The proposed extensions will be finished in painted render and clay roof tiles.

### Site and Surroundings

- 4.4 The site consists of a large detached bungalow on a relatively spacious plot when compared to the immediate neighbouring properties. The land rises towards Stoneyfield Road; therefore the adjacent 2 storey semi-detached dwelling at Nos. 71 Coulsdon Rise is located on higher ground level.
- 4.5 The immediate area is characterised by detached and semi-detached 2 storey properties and bungalows. The site is covered by Tree Preservation Order 12, dated 2006, which relates to a silver birch tree in the front and a silver birch tree in the rear garden.

### Planning History

- 4.6 The following planning decisions are relevant to the application:  
15/03611/P Construction of first floor with new roof and single storey side and rear extensions - **Withdrawn**

## 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 etc in response to notification and publicity of the application were as follows:

No of individual responses: 18      Objecting: 18      Supporting: 0

6.2 The following Councillors made representations:

- Councillor Margaret Bird [objecting]
- Councillor Steve Thompson [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:

- Loss of light/overshadowing to neighbours;
- The building will be too high;
- Loss of privacy to neighbours;
- The kitchen, bathroom and back door are situated on the side of No. 67 facing the site - only the roof of 69 is visible from that side so 67 is not overlooked and privacy is enjoyed;
- The single storey rear extension will be clearly visible from No. 67;
- Sense of enclosure for neighbours;
- Overbearing;
- Not in keeping with the neighbouring properties;
- The proposal should be accompanied by a daylight / sunlight test;
- The proposal will dominate the skyline;
- It is important to protect bungalows for elderly and disabled people;
- Noise and disruption during construction works;

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

- Loss of view;
- Infringe upon the legal rights of light enjoyed by Nos. 67 and 71 Coulsdon Rise;
- The property will be developed and sold on;
- Impact on quality of life of local residents;
- If this proposal is agreed, will the owners make a commitment to carry out the work as quickly and efficiently as possible and take all possible steps to minimise unpleasantness for the neighbours?

## **7 MATERIAL PLANNING CONSIDERATIONS**

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

1. The impact on the character and appearance of the existing dwelling and the street scene;
2. The impact on the residential amenities of the adjoining occupiers;
3. Other planning matters.

### **The character and appearance of the existing dwelling and the street scene**

- 7.2 Policies 7.4 and 7.6 of the London Plan 2015 (Consolidated with Alterations since 2011) state that development should make a positive contribution to local character, public realm and streetscape. New development should incorporate the highest quality materials and design appropriate to its context.
- 7.3 Policy SP1.2 of the Croydon Local Plan: Strategic Policies (2013) (CLP1) states that the Council will require all new development to contribute to enhancing a sense of place and improving the character of the area. Policies SP4.1 and SP4.2 also require development to be of a high quality which respects and enhances local character.
- 7.4 Policies UD2 and UD3 of the Croydon Plan (2006) Saved Policies 2013 state that development proposals will be permitted provided they reinforce and respect the existing development pattern, plot and building frontage widths, height and proportion of the surrounding buildings.
- 7.5 The Council's Supplementary Planning Document Number 2 (SPD2) does not provide specific advice on the addition of a new floor; however this document states that roof forms and pitches should complement and respect those on the existing dwelling, as well as materials. In terms of single storey rear extensions, SPD2 states that these should be designed so that they are subordinate to the original house and so that the maximum projection beyond the rear of the neighbouring dwelling is 3m, although on well separated detached dwellings a larger extension may be permissible.
- 7.6 Given the fact that this is the end bungalow in a small group along Coulsdon Rise and sits adjacent to a pair of 2 storey semi-detached dwellings, it is considered that the proposed first floor extension and new roof will have an acceptable impact on the street scene. The roof has been designed to respond to the transition in height between the bungalows and the 2 storey dwellings, as it steps up the hill.
- 7.7 It is acknowledged that the overall appearance of the dwelling will be different from the existing dwelling at the site, but it is considered that it will add to the variety of building types and styles along the road.
- 7.8 The proposed single storey rear extension will be 4.8m in depth, which exceeds the requirements of SPD2; however it will have an acceptable relationship with the neighbouring properties as it will not encroach past their rear building lines. Additionally, a satisfactory distance will be maintained to both side boundaries so that it will not result in a cramped development.
- 7.9 Whilst the proposal results in the loss of a bungalow, there are no policies in place to protect these types of properties in the Borough. The overall impact on the character and appearance of the area is, therefore, considered acceptable.

### **The residential amenities of the adjoining occupiers**

- 7.10 London Plan Policy 7.6 states that buildings and structures should not cause unacceptable harm to the amenity of surrounding land and buildings, particularly residential buildings, in relation to privacy, overshadowing, wind and microclimate.
- 7.11 Croydon Plan Policy UD8 states that development proposals should not harm the residential amenity of adjoining occupiers.



- 7.12 SPD2 requires proposed extensions to have regard to neighbouring properties, particularly the issues of privacy, visual intrusion, sunlight and daylight.
- 7.13 In terms of the relationship to the neighbour at No. 67 Coulsdon Rise, it should be noted that there are 3 windows and a back door at the side of No. 67 Coulsdon Rise that face towards the site. These windows and door serve a bathroom and the kitchen. Whilst it is acknowledged that these windows and door will likely be impacted by the proposed first floor, new roof and single storey rear extension in terms of daylight / sunlight, they are non-habitable rooms and are already partly obscured by the shared boundary wall and existing trellis. It is, therefore, considered that a ground of refusal on this basis could not be substantiated. Furthermore, it is important to note the existing acceptable relationship between No. 71 Coulsdon Rise and the impact it has on No. 69 Coulsdon Rise.
- 7.14 Whilst there will be new rear windows introduced at the first floor level, it is considered that any additional overlooking that will result for No. 67 Coulsdon Rise will not be any worse than what would typically be expected in a residential urban environment. The first floor rear windows will also be set back significantly from the main rear garden of No. 67 Coulsdon Rise.
- 7.15 The proposed single storey rear extension will not project past the rear building line of No. 67 Coulsdon Rise. As this property is located on lower land to the site, the proposed extensions will make the house appear larger for the existing occupiers of this dwelling; however this does not mean that the development is unacceptable from a visual intrusion point of view. The proposed extensions will be clearly visible from the side access along No. 67 Coulsdon Rise but they do not encroach into the rear garden area of this house. For these reasons the overall impact on the occupiers of this property is considered acceptable.
- 7.16 With regards to the other neighbour at No. 71 Coulsdon Rise it should be noted that the proposed single storey rear extension will not project past the rear building line of this house either. This property is located on higher ground to the site and given the separation distance of 4.5m to the flank wall of this house, it is considered that the ground floor side windows at this house will not be impacted to an unacceptable degree in terms of daylight / sunlight or visual impact. These windows serve the hallway and kitchen, which are not habitable rooms. In terms of the first floor side windows at No. 71 Coulsdon Rise, it should be noted that these serve a bathroom / W.C and a hobby room. Given the fact that the hobby room window is positioned towards the rear of the house and the proposed first floor extension and new roof will be sited above the existing ground floor footprint only, it is considered that the overall harm to this window will be within acceptable limits.
- 7.17 The overall impact on the amenities of the adjacent properties is, therefore, considered to be satisfactory.

### **Other Planning matters**

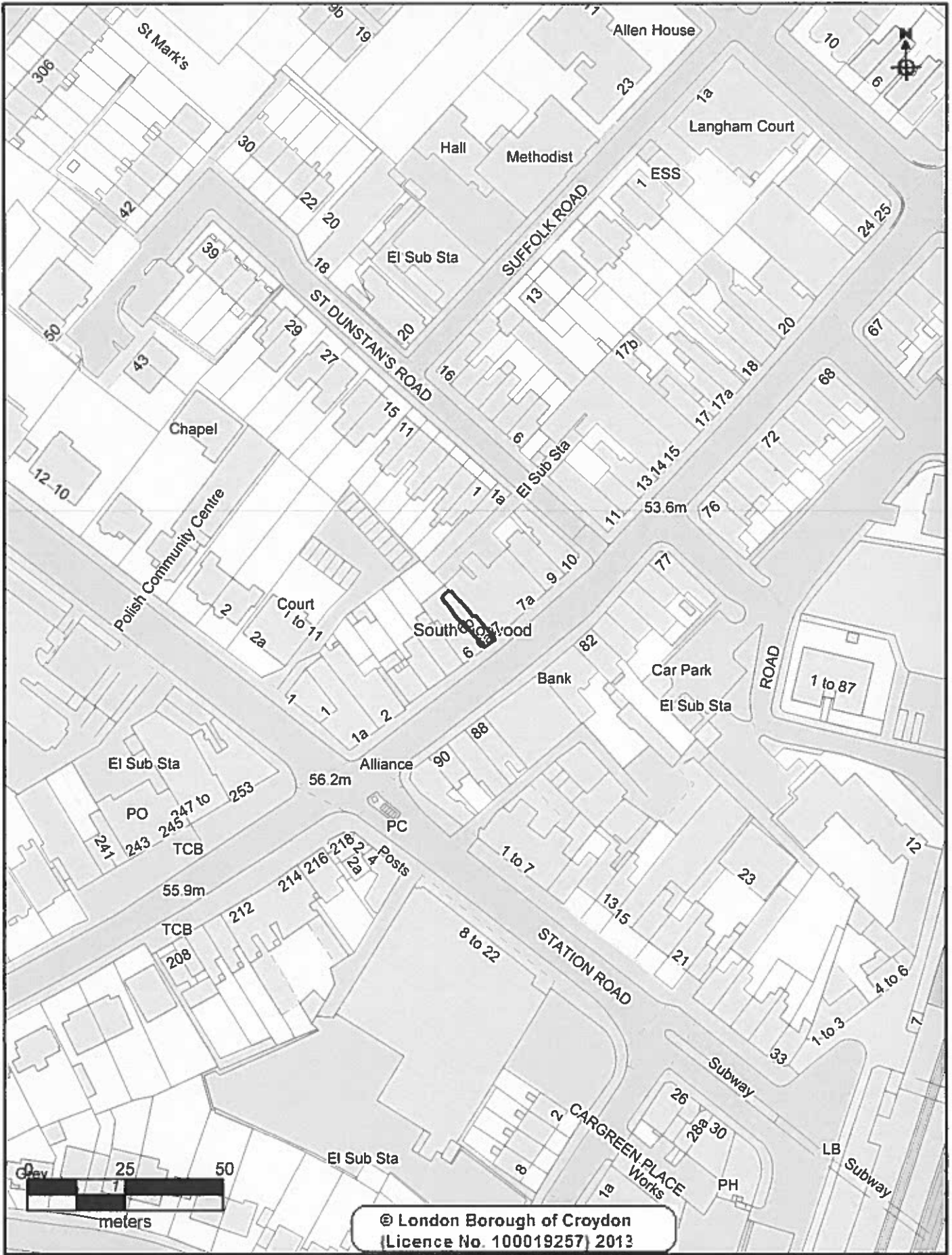
- 7.18 It is recommended that a tree protection plan be submitted prior to the commencement of any development at the site in view of the protected trees in the front and rear garden.
- 7.19 Whilst it is noted that there will be noise during the construction process, this will be of a temporary nature. A planning informative is recommended to advise the

applicant to follow the Council's "Code of Practice on the Control of Noise and Pollution from Construction Sites".

### **Conclusions**

- 7.19 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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**PART 6: Planning Applications for Decision**

**Item 6.4**

**1 APPLICATION DETAILS**

Ref: [16/01726/P](#) (*link to related documents on Planning Register*)  
 Location: 6A High street, London SE25 6EP  
 Ward: South Norwood  
 Description: Alterations ; Continued use as 1 two bedroom flat on first floor and 1 Studio flat on second floor ; Retention of rear external stairs and rear safety fence/railings at first floor level (Amended Description)  
 Drawing Nos: EFP/1656-1 Revision 11/08/2016 ; EFP/1656-2  
 Applicant: Mr Wellesley-Cole  
 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 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) Use of matching materials.
- 2) Development to be carried out in accordance with the approved plans.
- 3) Development to be commenced within three years.
- 4) Any other planning condition(s) considered necessary by the Director of Planning & Building Control

## **Informatives**

- 1) Removal of sites notices
- 2) Any other required

## **4 PROPOSAL AND LOCATION DETAILS**

### **Proposal**

- 4.1 Full planning permission is sought for :

Alterations ; Continued use as 1 two bedroom flat on first floor and 1 Studio flat on second floor ; Retention of rear external stairs and rear safety fence/railings at first floor level (Amended Description).

The application seeks to obtain retrospective planning permission for the retention of the flats and amenity areas. It also seeks retention of the rear external stairs and rear safety fence/railings at first floor level with some alterations to it.

### **Site and Surroundings**

- 4.2 The building is a two storey mid-terrace building with accommodation in the roofspace. The ground floor is a retail unit and the upper floors comprise of a two bedroom flat at first floor and a studio flat in the roof space. The building has a two storey rear wing which extends 5.70m in depth. The flats are accessed from the rear of the building via a service road which runs behind 7 to 10 High Street and which is entered from St. Dunstan's Road to the north-east of the site. There is a flight of stone steps with metal handrail leading up to the first floor and it has metal safety rails to its hardstanding area. There is a flight of timber steps leading up to the second floor and it has a timber decked area. It also has a detachable rain canopy tent on it.
- 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**

- 4.6 On 10 September 2007 an Enforcement case Ref: 07/1065/C was opened regarding the formation of a flat in the roofspace of the property and erection of a roof terrace and wooden staircase access. The investigation found a breach of planning control had occurred.
- 4.7 On 31 October 2007 a Planning application Ref: 07/04362/P was received for the use of first and second floors as 2 flats and retention of rear balcony and staircase.

No decision was issued on the planning application. The application was non-determined 19 December 2008.

4.8 On 9 October 2009 an Enforcement Notice was served and took effect 20 November 2009 and it required the following actions to be undertaken within 6 months of 20 November 2009 :

1. Cease the use of the second floor as a self-contained flat.
2. Remove the timber stairs from the flank wall at first floor level and make good.
3. Remove the fencing above the front door of 6a on the flat roof and make good.
4. Remove the external entrance door to flat 6B and re-instate the roof and windows.
5. Re-instate the internal stairs from the first to second floor.
6. Remove the kitchen facilities from the second floor.
7. Remove all associated debris from the site.

4.9 On 11 September 2009 a planning application Ref: 09/03258/P was received for use of first and second floors as 2 flats and retention of rear balcony and staircase. The application was refused 14 January 2010.

The reasons for refusal were :

1. The proposed development would not preserve or enhance the character or appearance of the Conservation Area.
2. The development would result in sub-standard accommodation by reason of inadequate floor areas and unsatisfactory outlook.
3. The proposed access to the flats would not be attractive, safe, convenient and appropriate to the development.

## **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: 1 Objecting:

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) Sub-standard accommodation
- b) Poor outlook
- c) Poor light / ventilation
- d) Poor access
- e) No details of bin / cycle storage

f) No amenity space for residents

## **7 MATERIAL PLANNING CONSIDERATIONS**

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

- The retention of the second floor flat and external amenity area and access to it.

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.

7.3 The Policies 3.5 of the London Plan, SP2.1 and SP2.2 of Croydon Local Plan Strategic Policies, and H2 of the Croydon Plan apply a presumption in favour of new residential development where it meets other applicable policies and where it respects the character and amenity of adjoining residential areas.

7.4 Flats above shops are common to the High Street and there is no objection to the use of upper floors for residential accommodation.

7.5 The second floor flat and its associated external amenity area was subject of an Enforcement Notice served in October 2009 which principally required the cessation of the second floor as a self-contained flat and the removal of the access to it. A planning application seeking to retain the development was also refused in January 2010.

7.6 The development has remained in place and in occupation since the issue of the Enforcement Notice in 2009. While the Council does not condone the non-compliance with the Enforcement Notice no further complaints with regard to the development have been received by the Council and no objections to the current application have been received from any adjacent or nearby residential or commercial occupiers. Therefore, given the development has been in place since at least September 2007 the use of the second floor as self-contained accommodation is well established, as is the associated external amenity space and access to the flat and their fixtures and fittings.

7.7 The existing first floor flat has two bedrooms and a gross internal floor area of 63m<sup>2</sup>. It meets the Housing standards minimum floor space requirement for a two bedroom/three person flat. The habitable rooms all have acceptable outlooks. The timber staircase leading up to the second floor is set away from the living room window of the flat so does not adversely impede its access. There is also a hardstanding terrace in front of the flat which acts as an informal amenity area for the flat.

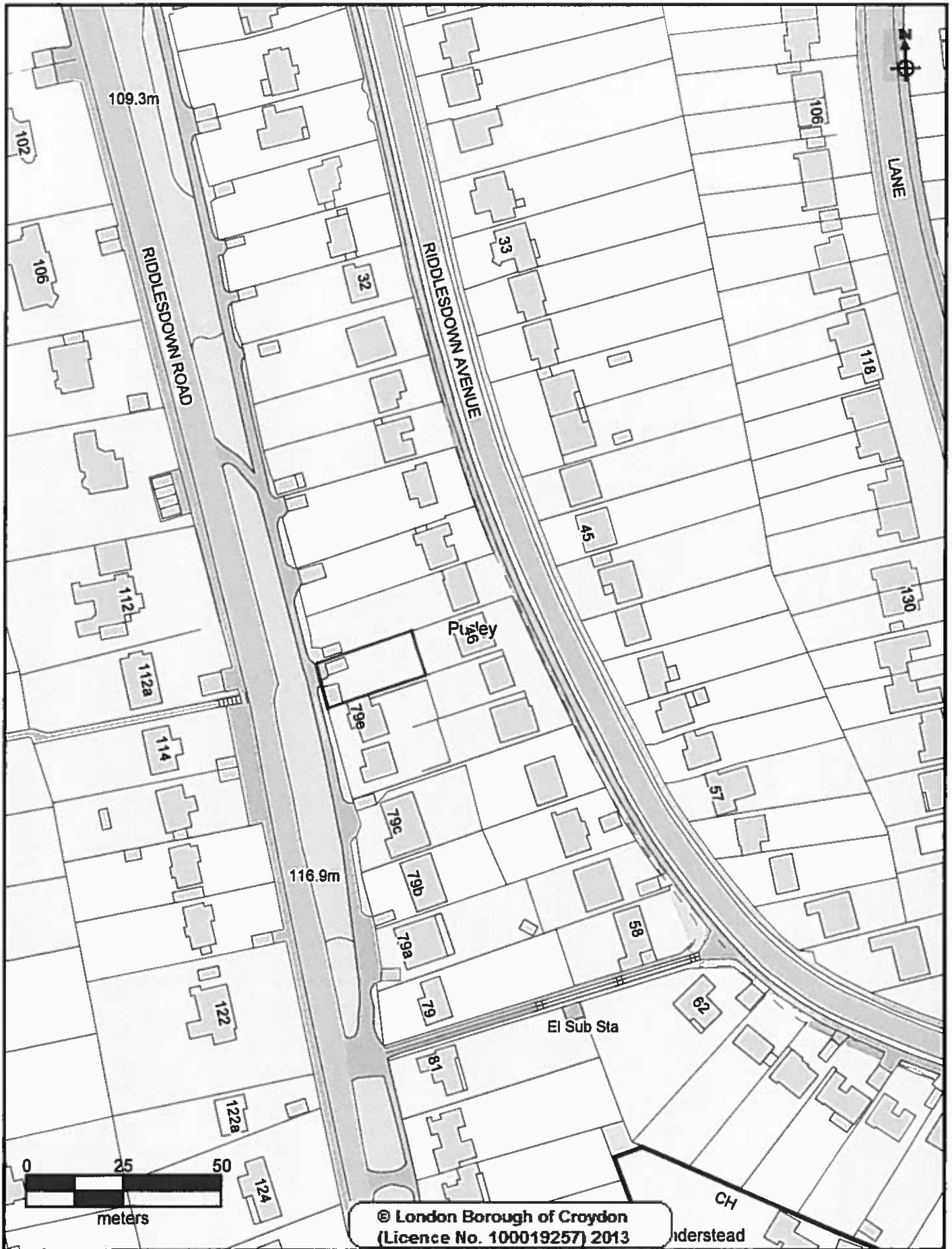
7.8 The existing second floor flat (laid out as a one bedroom/one person flat) has a floor area of 41m<sup>2</sup>. This meets the Housing standards minimum floor space requirement for a one bedroom/one person flat. The habitable rooms all have acceptable outlooks. Some of the floor area of the flat has restricted head height, due to the slope of the roof, but nevertheless the overall accommodation is acceptable. There is also a timber decked terrace in front of the flat which acts as an informal amenity area for the flat. The canopy structure on it is demountable.



- 7.9 The access to the flats is from the service road behind 7 to 10 High Street and accessed from St. Dunstan's Road. Given this access has been in use since at least September 2007 its use is well established.
- 7.10 The external fittings associated to the development, such as the terrace area and the timber staircase and railing, are also well established. It is proposed to replace the timber safety railings with steel railings to match the surrounding properties. This would be acceptable. The rear of the terrace running from 1 to 10 High Street has no uniformity to it and the rear of the application, being mid-terrace is not visible from the public highway of High Street. Therefore, it has no detrimental effect on the visual amenity of the general area and the conservation area.
- 7.11 The use of the roof the area directly in front of the second floor flat as an external amenity area is acceptable given it has been in use since at least September 2007 and so its use is well established. There is at least 20m distance to the nearest residential property to the north on St. Dunstan's Road and 35m distance to the nearest residential property to the north-west on Oliver Grove.
- 7.12 There are existing refuse storage arrangements in place for the flats.
- 7.13 No cycle storage is provided on the site and none could be practically provided as it would involve carrying a bicycle up steps.

### **Conclusion**

- 7.14 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.



**PART 6: Planning Applications for Decision**

**Item 6.5**

**1 APPLICATION DETAILS**

Ref: [16/02755/P](#) (*link to related documents on Planning Register*)  
Location: 46 Riddlesdown Avenue, Purley, CR8 1JJ  
Ward: Purley  
Description: Demolition of garages at rear; erection of three bedroom detached house with carport fronting Riddlesdown Road  
Drawing Nos: CR1 R4 Proposed Ground Floor Block Plan, CR1 R4 Proposed Lower Ground Floor, CR1 R4 Proposed Ground Floor, CR1 R4 Block Plan, CR1 R4 Proposed Site Plan, CR1 R4 Proposed Elevations 11/09/16  
Applicant: Mr D Brown  
Case Officer: Louise Tucker

- 1.1 This application is being reported to committee because objections above the threshold in the Committee Consideration Criteria have been received.

**2 SUMMARY OF KEY REASONS FOR RECOMMENDATION**

- The development would provide an additional housing unit and there are no policy constraints to prevent demolition of the existing garages.
- The proposed development would not have a detrimental impact on the character of the dwelling or the surrounding area.
- The development would not have a detrimental impact to the amenity of adjoining occupiers.
- The development would provide an acceptable standard of living for future occupiers.
- The development would not significantly impact on parking, traffic generation and highway safety.

**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) In accordance with approval drawings

- 2) Details to be submitted: refuse storage, cycle storage, boundary treatments
- 3) Materials as specified in the application
- 4) Parking and access arrangements to be implemented prior to occupation of development and retained
- 5) No windows in the northern and southern elevations other than as specified
- 6) Removal of permitted development rights for extensions
- 7) Details to be approved of how development shall achieve carbon dioxide emissions of 19% beyond 2013 building regulations
- 8) Water use target of 110 litres per head per day to be achieved
- 9) 3 year time commencement
- 10) Any other planning condition(s) considered necessary by the Director of Planning and Strategic Transport

### **Informatives**

- 1) Removal of Site Notices
- 2) Community Infrastructure Levy
- 3) Any other informative(s) considered necessary by the Director of Planning and Strategic Transport

## **4 PROPOSAL AND LOCATION DETAILS**

### **Proposal**

4.1 Full planning permission is sought for:

- Demolition of the existing garages in the rear garden of no. 46
- Erection of a detached three bedroom dwelling fronting Riddlesdown Road
- The plot frontage would be 11.5m in width
- The proposed building footprint would be a maximum 9.9m in width and 10.2m in depth, and would be 5.6m in height at the front (8.1m in height at the rear where land levels drop steeply)
- Vehicular access would be via the access road from Riddlesdown Road, as is existing
- Front parking area would provide 2 off-street parking spaces for the proposed dwelling, with a front carport providing one off-street parking space for the host dwelling (no. 46)

### **Site and Surroundings**

4.2 The application site comprises part of the rear garden of no. 46 Riddlesdown Avenue, which would be subdivided to facilitate construction of the new dwelling.

The site is currently occupied by a detached garage and carport fronting an access road beyond a grass verge on the eastern side of Riddlesdown Road, serving the other properties and garages on this side of Riddlesdown Road.

- 4.3 The wider surrounding area is residential in character, made up of single/two storey detached and semi-detached properties of varied character. No. 46 is a single storey detached dwelling.
- 4.4 A number of detached single/two storey dwellings to the south of the application site have been constructed in the rear gardens of properties in Riddlesdown Avenue, fronting Riddlesdown Road. Land levels fall steeply from west to east, meaning no. 46 is on a lower land level to the application site.
- 4.5 The site is not subject to any constraints identified in the Croydon Local Plan Proposals Map (2013). Riddlesdown Road is a Local Distributor Road.

### **Planning History**

- 4.6 None relevant at the application site
- 4.7 An application at a neighbouring site, no. 44 Riddlesdown Avenue, is considered to be of relevance to this application:

16/03789/P – Erection of three bedroom detached house at rear – Currently under consideration

## **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: 21      Objecting: 14      Supporting: 6      Comments: 1

- 6.2 The following residents association made representations:

- Riddlesdown Residents Association [neutral]

- 6.3 The following issues were raised in representations that are material to the determination of the application and are addressed in substance in the next section of this report:

### **Objections**

- Loss of privacy
- Impact on trees
- Too large for the plot given shorter/narrower garden
- Inadequate parking provision for donor or proposed property
- Detrimental to highway safety on access road and Riddlesdown Avenue
- Will affect access to neighbouring garages
- Increase in traffic along Riddlesdown Avenue and access road off Riddlesdown Road
- Overdevelopment of the area and increase in density
- Access road not suitable for construction vehicles/activity, may affect other users of the road
- Loss of garden space
- Would set a precedent for other properties to be built to the north along Riddlesdown Road
- Permission should not be granted just because other similar applications have been granted nearby
- Increase in flood risk
- Local schools and other services won't be able to cope with additional families moving into the area

### **Support**

- Area needs more good quality housing
- Proposal is in keeping with houses next door

6.4 The following issues were raised in representations that are not material to the determination of the application but are addressed below:

- Applications for modest extensions along Riddlesdown Avenue have been refused previously so this application for a new larger building should be refused [OFFICER COMMENT: Each application is considered on its own individual merits]
- Appears as if the applicant will remove a neighbouring boundary fence [OFFICER COMMENT: The applicant has signed Certificate A stating ownership of land within the red line site boundary. Boundary disputes are a civil matter, not a planning matter]
- New owners using the development as an investment opportunity [OFFICER COMMENT: This is not a material planning consideration]
- Loss of view [OFFICER COMMENT: This is not a material planning consideration]
- Devaluation of neighbouring properties [OFFICER COMMENT: This is not a material planning consideration]
- No more houses are allowed to be built in this area according to historic documents [OFFICER COMMENT: This application is being assessed against current national, regional and local planning policy taking into account relevant material considerations]

6.5 The following procedural issues were raised in representations, which are addressed below:

- Site notices were not displayed for the full 3 week consultation period, and were not displayed adjacent to a footpath where more people would view it [OFFICER COMMENT: Site notices were erected to advertise the application on 17/06/16, when the Council received notification that these had been removed the notices were re-erected at the earliest opportunity. The application was advertised on the road frontage closest to the application site, in line with notification protocols]

## **7 MATERIAL PLANNING CONSIDERATIONS**

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

- 1) The principle of development
- 2) The design and appearance of the development and its effect upon the character and appearance of the area
- 3) The impact of the development upon the residential amenities of the adjoining occupiers
- 4) The living conditions of future occupiers
- 5) Parking and highways
- 6) Trees and landscaping
- 7) Other planning issues

### **Principle of development**

7.2 Chapter 6 of the National Planning Policy Framework (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. Policy 3.3 of the London Plan 2011(with 2013 Alterations) recognises the pressing need for more homes in London and Policy 3.8 states that Londoners should have a genuine choice of homes which meet their requirements for different sizes and types of dwellings in the highest quality environments. Policy H2 of the Croydon Plan (2006) Saved Policies 2013 permits housing development within built up areas provided that the development does not conflict with the aims of protecting the character of residential areas and there is no loss of other protected uses. Policy SP2.1 of the Croydon Local Plan: Strategic Policies (2013) states that in order to provide a choice of housing for people in socially-balanced and inclusive communities in Croydon the Council will apply a presumption in favour of development of new homes, provided applications for residential development meet the requirements of Policy SP2 and other applicable policies of the development plan.

7.3 The development would see the demolition of the existing garages, and the subdivision of the plot for the erection of a detached dwelling to the rear, fronting

Riddlesdown Road. The site is located within an established residential area and the scheme would provide an additional dwelling in the locality. It is considered the principle of a new dwelling on the site is acceptable, subject to the material considerations below.

### **The design and appearance of the development**

- 7.4 Policy 3.5 of the London Plan 2011 (consolidated with amendments since 2011) requires housing development to be of the highest quality. London Plan Policies 7.1, 7.4, 7.5 and 7.6 state that development should have regard to the character of the area, and that architecture should make a positive contribution to the public realm and streetscape. Policies SP4.1 and SP4.2 of the Croydon Local Plan: Strategic Policies (2013) (CLP) reiterate this and state that development should be of high quality design, enhance Croydon's varied character and be informed by the Places of Croydon. Furthermore, the relevant Croydon Replacement Unitary Development Plan (The Croydon Plan 2006) Saved Policies 2013 (the UDP) include UD2 which covers "the layout and siting of new development" and UD3 which covers "the scale and design of new buildings". Policy UD13 states that "car and cycle parking must be designed as an integral part of a scheme and not be allowed to dominate or determine the urban form". Policy UD15 seeks to safeguard the street scene and neighbouring occupiers in respect of the siting and appearance of refuse facilities.
- 7.5 The proposed dwelling would be located to the north of a number of detached single storey dwellings fronting Riddlesdown Road, which have been constructed within the rear gardens of properties on Riddlesdown Avenue. As such, it is considered the dwelling would form a continuation of this line of dwellings and its siting, along with the plot size and shape, would be sufficiently in keeping with the character of the area in this respect. The building proposed is of similar scale, design and composition, appearing as a single storey bungalow from the Riddlesdown Road frontage and as a two storey property to the rear given the steep change in land levels. The dwelling would be traditional in appearance with a light well to the front, with a tiled hipped roof and brick elevations to reflect the neighbouring property to the south. The ridge height and eaves height of the building would reflect that of no. 79e, ensuring the development appears in keeping with its neighbour. Whilst the width of the proposed building would be larger than no.79e, plot widths of the properties along this side of Riddlesdown Road vary and separation distances of around 0.75-1m have been incorporated to either side boundaries ensuring the development does not appear cramped in its plot. Fencing proposed along the side boundaries will ensure the single/two storey flank wall of the development is screened from the Riddlesdown Road streetscene.
- 7.6 The building would be set back from the road by around 6.5m, set slightly behind the building line of no. 79e continuing the prevailing building line of the properties on this side of the road. A car port is proposed to the front of the dwelling, providing an off street parking space for the donor property. Whilst this would sit forward of the predominant building line, there are a number of other forward



projecting single storey garages on neighbouring properties given the change in land levels, and further north garages sited directly on the site boundary fronting the Riddlesdown Road access are common. As such it is not considered this appearance would be detrimental to character to justify refusing planning permission. The proposed property frontage would be given over to hardstanding to allow for off street parking for the new dwelling. This would reflect the arrangement of the neighbouring buildings to the south, and given the existing site (rear portion of the garden of no.46 Riddlesdown Avenue) is occupied by hardstanding this element is considered acceptable.

- 7.7 Given the above considerations, the proposed dwelling and carport would not result in sufficient undue harm to the character of the surrounding area and would be acceptable, in accordance with the above referenced policies.

### **The residential amenities of the adjoining occupiers**

- 7.8 The London Plan (consolidated with amendments since 2011) Policy 7.6 states that amongst others that development should “not cause unacceptable harm to the amenity of surrounding land and buildings, particularly residential buildings, in relation to privacy, overshadowing, wind and microclimate”. Policy UD8 of the Croydon UDP concerns “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”.
- 7.9 The proposed dwelling would be set back behind no.79e in the streetscene, and the front carport would be sited a sufficient distance from this neighbouring property. As such it is not considered the development would impact on any of the front windows to this property. The rear of the proposed building would extend beyond the rear of no. 79e by around 1.75m in depth. Given the separation distance of around 4m between the neighbouring main flank walls and the presence of a garage along the side of no.79e, it is not considered there would be any harm to the light and outlook into the rear windows of no.79e. There are no side windows in the flank wall of no.79e and there are no side windows proposed in the new dwelling. Taking the above into account, it is not considered there would be any harm caused to the residential amenities of the occupiers of no.79e.
- 7.10 The proposed dwelling would have a rear garden depth of around 10m, and a separation distance from the main rear wall of no. 46 (the donor property) of 18-20m. Whilst there would be a significant change in land level between the buildings, this relationship reflects that of the other properties to the south of the application site, with the donor properties set in Riddlesdown Avenue. The new building would be set down into the site with the ground floor at lower ground level, with a hipped roof to reduce the massing of the building. It is considered given these factors and the separation distance provided, the proposed new

building would not result in harm to the light, outlook or privacy of the occupiers of no. 46.

- 7.11 The building would be visible in oblique views from the rear of no. 44, which is a two storey property with a greater separation distance given its siting in the streetscene. The rear garden area of no.44 contains a parking area. A planning application for a similar development within the rear garden of no.44 is currently under consideration by the Council (see planning history). Whilst there are no side windows proposed in the northern elevation of the new dwelling, there is a side access proposed along the northern boundary which would allow occupants of no.46 access between their off street parking space and rear garden. Whilst this would be along the boundary with no.44, this pathway would step down in line with the prevailing change in land levels and be bounded by fencing preventing any side views from users of this pathway into the neighbouring property. A condition is recommended to ensure this boundary treatment be implemented prior to occupation of the development, and retained in the form shown for the lifetime of the development.
- 7.12 In terms of privacy, a condition could be imposed to ensure that no additional side facing windows are inserted into the building, to further protect the amenities of adjoining occupiers. It is considered this would adequately retain their privacy.
- 7.13 For the above reasons, it is considered the impact on the residential amenities of neighbouring properties is acceptable and in accordance with policy EP1, UD8 and SPD2.

### **Living conditions of future occupiers**

- 7.14 The Nationally Described Space Standards (NDSS) provide minimum technical requirements for new dwellings, including minimum space standards for proposed dwellings. With regard to amenity space, the London Housing SPG states that a minimum of 5sqm of private outdoor space should be provided for 1 person dwellings, increasing by 1m<sup>2</sup> per occupant and Croydon Plan Policy UD8 requires development proposals to provide residential amenity space that is considered as an integral part of the design of the overall development concept.
- 7.15 The proposed dwelling would comfortably exceed the minimum GIA requirements for three bed two storey units in the Nationally Described Space Standards (2015). The minimum gross internal floor area requirement for a three bedroom six person two storey unit as set out in the Nationally Described Space Standards (2015) would be 102sqm. The gross internal floor area of the proposed dwelling would be approximately 168sqm. The internal layout is considered to be acceptable with adequate room sizes and a large open plan living, kitchen and dining area. Whilst the proposed car port would be in close proximity to Bedroom 2, given the window placement it is considered adequate outlook would be provided. Substantial private amenity space is provided for both the proposed unit, and the donor property, to the rear. The development is considered acceptable in terms of living conditions of future occupiers.

- 7.16 In terms of accessibility, level access would be provided to the front door and there is scope for a lift to be installed in the property for access to the lower ground floor level if necessary.

### **Parking and highways**

- 7.17 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 concerns traffic generation and parking standards.
- 7.18 The site is located within an area with a PTAL rating of 1b which indicates poor level of accessibility to public transport links. The new dwelling would benefit from two off street parking spaces on the frontage, with one off street parking space provided for the donor property in a car port to the front. Maximum car parking standards as described in Appendix 2 of the Croydon UDP state that a maximum of 2 car parking spaces should be provided per unit for detached houses. It should be noted that these are maximum standards. The site is within walking distance of Riddlesdown Station and local bus links, and parking is generally unrestricted in the surrounding roads. A condition is recommended to agree details for cycle storage, to meet policy requirements for cycle parking spaces in the site to bring the development in line with standards in the London Plan (consolidated with amendments since 2011). It is not considered the addition of a three bedroom unit would have a significant impact on local parking facilities, with the parking provision outlined. The development is considered acceptable in this respect.
- 7.19 The layout of the parking area is similar to that seen on the neighbouring properties. Access to the new unit would be via an access road off Riddlesdown Road, which is the same as for the existing garage and the other properties/garages on this side of Riddlesdown Road. It is not considered the addition of one new unit would result in significant additional harm to the safety of the access road. Occupiers of no.46 Riddlesdown Avenue would continue to park in the car port to the rear, as existing, so it is not considered the addition of the new unit would result in any additional harm to highway safety along Riddlesdown Avenue. Access to neighbouring garages and properties will remain as existing. A condition is recommended to agree details for refuse storage at the site.
- 7.20 With conditions, the development is considered to be acceptable from a parking and highways perspective.

### **Trees and landscaping**

- 7.21 Chapter 11 of the NPPF seeks to conserve and enhance the natural environment. Saved Croydon Plan Policy UD14 states that landscape design should be considered as an integral part of any development proposals. London Plan Policy 7.21 states that existing trees of value should be retained and any loss as a result of the development should be replaced following the principle of 'right place, right tree'.

- 7.22 There are a number of small shrubs on the site. The site is not covered by a Tree Preservation Order, nor is the site within a Conservation Area so trees on the site are not subject to planning controls. A condition is recommended to ascertain details of proposed boundary treatments and any enclosures.

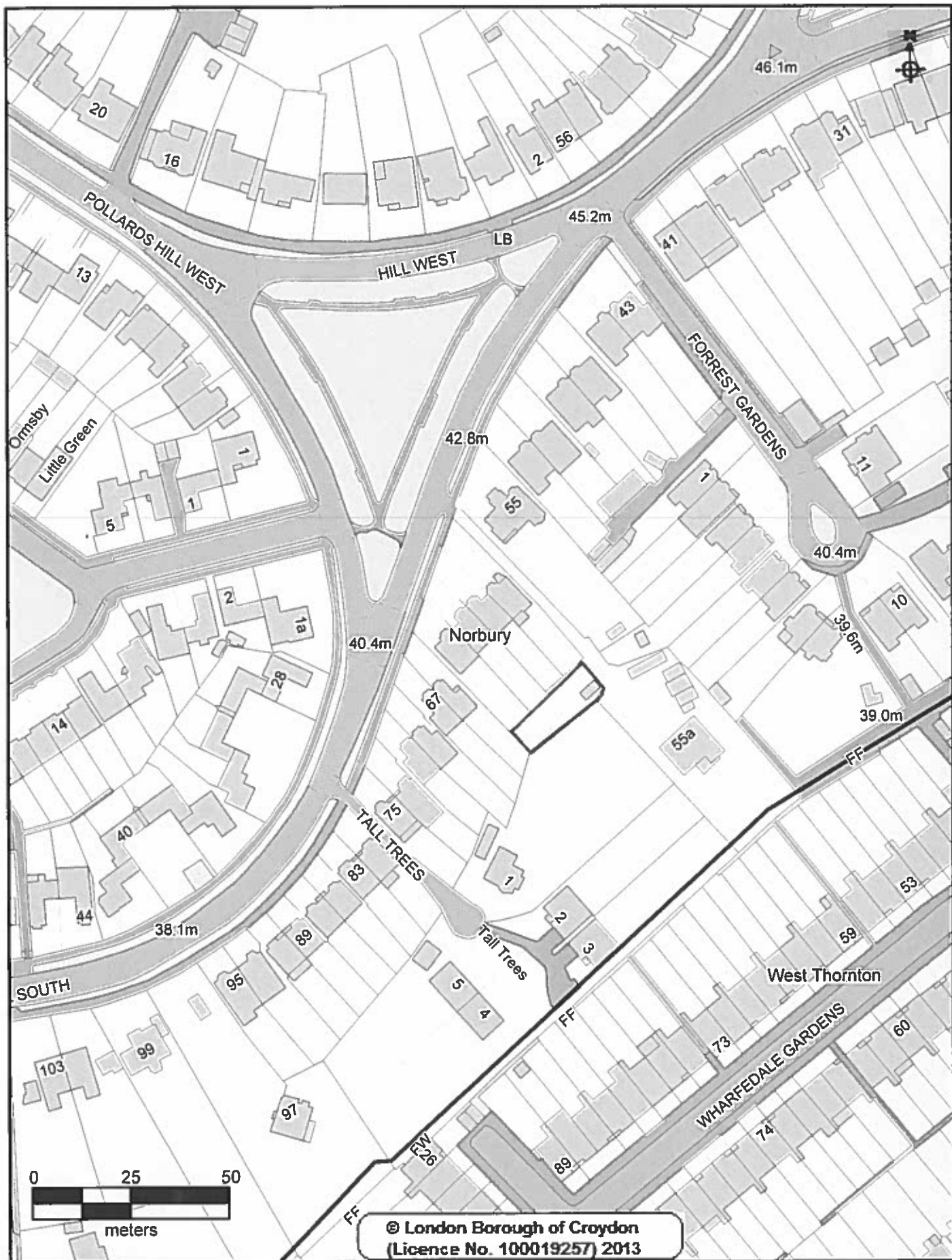
### **Other planning issues**

- 7.23 Representations have raised concern that the development will increase the risk of flooding in the local area. The site does not fall within a Flood Risk Zone defined by the Environment Agency. There is existing hardstanding and garage to the rear of the site. In this case the impact on flood risk is considered to be negligible and not sufficient to justify refusing planning permission.
- 7.24 Representations have raised concern that construction works including large vehicles will block the access road for other residents and cause damage to the highway. The site could reasonably be accessed from Riddlesdown Road which has unrestricted parking. Construction disturbance would be temporary. Given the above factors and that the development relates to one additional unit, it is not considered that the development would affect highway safety along the access road to an extent during construction that justified a refusal of planning permission.
- 7.25 Representations have raised concerns that local schools and other services will be unable to cope with additional families moving into the area. The development will be liable for a charge under the Community Infrastructure Levy (CIL). This payment will contribute to delivering infrastructure to support the development of the area, such as local schools.

### **Conclusions**

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

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**PART 6: Planning Applications for Decision****Item 6.6****1 APPLICATION DETAILS**

Ref: [16/02910/P](#) (*link to related documents on Planning Register*)

Location: Land R/O 57-63 Pollards Hill South, Norbury, London, SW16 4LR

Description: Demolition of the existing outbuilding; erection two bedroom detached bungalow with associated parking

Drawing Nos: OS map, A301, A303, A304, A305, A306

Applicant: Mr Inwood

Agent: Mr Umair

Case Officer: Toby Gethin

1.1 This application is being reported to committee because a ward councillor (Cllr Mansell) made representations in accordance with the Committee Consideration Criteria and requested committee consideration.

**1.2 SUMMARY OF KEY REASONS FOR RECOMMENDATION**

- The proposed dormer bungalow would provide a single family dwelling house on a backland/back garden site.
- It would not be readily visible from the street and its appearance would not harm the character of the surrounding area.
- There would be no detrimental impact on the amenity of adjoining occupiers.
- The proposal would provide adequate living conditions for future occupiers.
- The proposal would not result in undue harm to the safety and efficiency of the adjoining highway network, and sufficient vehicle and cycle parking would be provided.
- Flood risk would not be increased as a result of the development.
- The proposal would not harm local ecology/birdlife to a significant degree.
- Adequate refuse storage and collection arrangements are proposed.

**2 RECOMMENDATION**

2.1 That the Committee resolve to GRANT planning permission.

2.2 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. The development shall be carried out entirely in accordance with the approved drawings and other documents submitted with the application.
2. Removal of permitted development rights (no enlargement of the dwelling (including the erection or enlargement of a garage or any other building or enclosure within the curtilage of the dwelling) shall be carried out without the express permission of the Local Planning Authority).
3. Provision of full details of the external facing materials for approval in writing by the Council prior to commencement of above ground works.
4. Submission of a detailed landscaping plan (including boundary treatment) for approval in writing by the Council prior to occupation.

5. Provision and retention of the car parking area.
6. Provision of a demolition/construction logistics statement for approval in writing by the Council prior to commencement of development.
7. Provision of details of enclosed secure cycle storage for two cycles for approval in writing by the Council prior to occupation.
8. Any other planning condition(s) considered necessary by the Director of Planning.

### **Informatives**

- 1) Removal of site notices
  - 2) Community Infrastructure Levy
  - 2) Any other informative(s) considered necessary by the Director of Planning
- 2.3 That the Committee confirms that adequate provision has been made, by the imposition of conditions, for the preservation or planting of trees as required by Section 197 of the Town and Country Planning Act 1990.

## **3 PROPOSAL AND LOCATION DETAILS**

### **Proposal**

Full planning permission is sought for:

- 3.1 The proposal is for the erection of two-bed three-person detached bungalow. The existing outbuilding/garage on the site would be demolished to make way for the bungalow and parking area. Private amenity space would be provided to the rear of the bungalow.
- 3.2 The dwelling would be located on a backland site. It forms part of the rear garden of 61 Pollards Hill South.
- 3.3 One off-street parking space would be provided to the front, along with a refuse/recycling store and some soft landscaping. The off-street parking space would be accessed via an existing access track off Pollards Hill South. This access track does not form part of the application site but the applicant has confirmed that they have right of way over it.

### **Site and Surroundings**

- 3.4 The host site contains a detached outbuilding (totalling approx. 24sqm), an area of open grass and two garden sheds. The outbuilding is currently used as storage, but it appears to have been built as a garage to accommodate a car.
- 3.5 The site is located to the rear of 57-63 Pollards Hill South. It has a frontage of approx. 7.9m along the access track (from the side of 57 Pollards Hill). The total depth of site depth is approx. 25.25m. The area of the site is approx. 206sqm.
- 3.6 The track provides access to the application site, 55a Pollards Hill South and an alleyway serving the rear of 59 and 59 Pollards Hill South.
- 3.7 The surrounding area is residential, predominantly comprising a mix of two-storey terraced and detached houses of a variety of architectural styles. There are however several single-storey buildings, including various outhouses and the existing garage



on the application site. There are residential dwellings in backland/back garden areas within close proximity to the site.

3.8 To the north of the application site are the rear gardens of 57-63 Pollards Hill South. To the west is the rear garden of 65 Pollards Hill South. To the south is the rear garden of 1 Tall Trees. To the east is the access track, with 55a Pollards Hill South is to the south-east of the application site.

3.9 The site is not in a Conservation Area and has no statutory designations or local listings. There are no TPOs on or adjacent to the site.

### **Planning History**

3.10 16/01132/P – Application withdrawn for Erection two bedroom detached bungalow with associated parking.

## **4 CONSULTATION RESPONSE**

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

4.2 Given the nature and location of the proposal, no statutory consultees were consulted regarding the application.

### **LOCAL REPRESENTATION**

4.3 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: 9            Objecting: 9            Supporting: 0

No of petitions received: 0

4.4 The following Councillors made representations:

- Councillor Mansell objected and referred the application to consideration by the Planning Committee.

4.5 The following issues were raised in representations that are material to the determination of the application, and unless stated otherwise are addressed in substance in the next section of this report:

- Backland development
- Over-sized/over-development and overcrowding
- Demolition of the existing outbuilding on the site has not been included in the application (Officer comment: the location plan submitted with the application clearly shows the existing building and the proposed site plan shows the replacement building; the Design and Access Statement does refer to the existing outbuilding; however, for clarity, the description of the proposal has also been amended in response to this concern so that it includes reference to the proposed demolition of the outbuilding)
- Height of roof

- Out of keeping/character
- Loss of green space
- Daylight/sunlight analysis refers to two flats, raising concern the development could be split into flats rather than a single family dwelling house (Officer comment: the applicant has amended the report as reference to two flats this was a typographical error)
- Harm amenity of adjoining occupiers (including privacy/overlooking, security, loss of light, reducing the area's open nature, noise disturbance)
- Inadequate living conditions (including insufficient external space, limited privacy and limited light/overshadowing due to the presence of existing trees)
- Harm rights of access and potential for obstruction (including to emergency services)
- Lack of parking
- Potential loss of shared (pedestrian) access way along back gardens of 57 & 59 Pollards Hill South (Officer comment: the shared access way does not form part of the application site [denoted by the red-line boundary on location plan] and the site plan (drawing number A306) shows more clearly that the access way would not be built on/affected by the proposal.
- Construction works harming the highway and verges
- Excess rainwater/flooding
- Harm to birdlife.

4.6 The following issues were raised in representations that are not material to the determination of the application:

- Rights of way/use of the lane owned by 55a Pollards Hill South (Officer comment: existing/future agreements of access is not a planning matter; however, the applicant has confirmed that they have a right of access).
- Laying mains services (including under the access track and therefore restricting access to no 55a) (Officer comment: this is not a planning matter).
- No site notices (Officer comment: this comment was received prior to the application being advertised by means of three site notices being displayed [on 30 June 2016] in the vicinity of the site).
- Subsidence issues and harm to surrounding buildings (Officer comment: this is covered by Building Regulations and is not a planning matter).
- House prices (Officer comment: this is not a planning matter).

## **5 MATERIAL PLANNING CONSIDERATIONS**

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

1. The principle of the development
2. The impact on the character and appearance of the surrounding area
3. Impact on the residential amenities of adjoining occupiers
4. Living conditions of future occupiers
5. The impact on parking and highway safety
6. Ecology
7. Flooding
8. Refuse/recycling

### **The principle of the development**

- 5.2 The Council primarily assesses planning applications against policies in the London Plan 2015, the Croydon Local Plan Strategic Policies 2013 (CLP1) and the Croydon Replacement Unitary Plan 2006 (2013 Saved Policies, as identified in appendix 4 of the CLP1). For convenience, the plans are respectively referred to as the London Plan, CLP1, and CRUDP in the sections below. Some objections referred to the Croydon Local Plan: Detailed Policies and Proposals (CLP2). Given CLP2 is still in an early draft form, the emerging policies hold no weight and are not material to this application.
- 5.3 In principle, new housing is supported by relevant policy in existing residential areas provided: there is no loss of protected uses; the form, siting, design and access arrangements are appropriate and of a high quality; and the development fits within the surrounding context and enhances local character.
- 5.4 Nationally and locally, there is a recognised need for new housing/accommodation. The London Plan states that *“London desperately needs more homes in order to promote opportunity and real choice for all Londoners, with a range of tenures”*. Subject to high quality design and a good standard of amenity for occupiers, the National Planning Policy Framework (NPPF) supports delivery of housing and a wide choice of homes.
- 5.5 It is important to note that the NPPF clearly excludes rear gardens from the definition of previously developed land. It states that *“Local planning authorities should consider the case for setting out policies to resist inappropriate development of residential gardens, for example where development would cause harm to the local area”*.
- 5.6 London Plan 2015 (para 3.34, within Policy 3.5) supports a presumption against development on back gardens with regards to local policies. The Mayor’s Housing SPG (2016) is also relevant to the principle of this proposal. It states, *“Infill opportunities within existing residential areas should be approached with sensitivity, whilst recognising the important role well-designed infill or small-scale development can play to meeting housing need”* and *“Proposals for well-designed, high quality new homes on sites suitable for infill development should be considered positively by boroughs, unless there are robust reasons to refuse development.”*
- 5.7 Turning to local policy, and with respect to the NPPF’s consideration of development in residential gardens (see paragraph 53), Saved Policy H5 of CRUDP sets out the Council’s approach to back land and back garden development. It states that *“residential development on back garden and backland sites will only be permitted where it respects the character and protects the amenity of adjoining residential areas”*.
- 5.8 In terms of the need for new housing, two local policies are particularly relevant. Policy SP2.2 of CLP1 requires the provision of a choice of housing for people in Croydon. It sets out that one way of doing this is *“concentrating development in the places with the most capacity to accommodate new homes whilst respecting the local distinctiveness of the places and protecting the borough’s physical and historic environment”*. Saved Policy H2 (Supply of Housing) of CRUDP states that *“housing development will be permitted within the existing built-up area provided this does not conflict with its aim of respecting the character of residential areas”*.

- 5.9 It is clear that there is a need for new homes both nationally and locally, and there is strong national and local policy support for new housing. The proposal would not result in the loss of a protected use and the principle of demolishing the existing outbuilding/garage is acceptable in land-use terms. However, the acceptability of the application is amongst other aspects subject to the proposal respecting local character and protecting the amenity of adjoining occupiers. The back land/back garden nature of the proposal serves to strengthen the need for it to respect local character and protect neighbour amenity.
- 5.10 The site is quite constrained and the bungalow would be built close to its north-western and south-eastern boundaries. It is noted that the building's height has been reduced from the previous (withdrawn) application (which had a ridge height of approx. 6.5m, whereas this application proposes a ridge height of approx. 5.5m). At approx. 66sqm, the proposed bungalow would equate to approx. 1/3 of the site's total area (totalling some 206sqm). Given this and that the building would be single-storey, it is considered that the proposal does not constitute over-development of the site. As the proposal is for a single new dwelling, the proposal does also not raise concerns about over-crowding of the surrounding area.
- 5.11 Concern has been raised in objections about the potential for the bungalow to accommodate living space in the roof void. It is considered that the reduced height (of approx. 1m compared to the previous application) has reduced this potential. Furthermore, in the event of an approval, a condition could be added to remove permitted development rights.
- 5.12 Given the recognised need for new housing, the proposal is in principle supported subject to compliance with other relevant policies, particularly character and neighbouring amenity.

### **The impact on the character and appearance of the surrounding area**

- 5.13 Chapter 7 of the NPPF requires good design. Policy 7.1 of the London Plan states that the design of new buildings and the spaces around them should reinforce or enhance the character of the neighbourhood. Policy 7.4 seeks high quality design responsive to its surroundings and Policy 7.6 seeks high quality architecture and materials and design appropriate to its context. Policy SP4.1 of CLP1 requires development of a high quality which respects and enhances Croydon's varied local character and contributes positively to public realm, landscape and townscape. CRUDP Saved Policy UD2 requires development proposals to reinforce and respect existing development patterns and plot and building frontage widths where they contribute to local character. Policy UD3 permits development proposals provided they respect the design, scale, height and proportions of surrounding buildings which play an important role in determining the character of a street. Paragraph 4.26 of Policy UD3 states that "*...respecting the layout, scale, massing, proportions, height and materials of surrounding buildings is of paramount importance...building on the best characteristics of the local area*". Saved Policy H2 allows housing development in built-up areas provided that it does not conflict with the aim of respecting the character of residential areas. Saved Policy H5 sets out that residential development on backland sites will only be permitted where it respects the character and protects the amenity of adjoining residential areas.
- 5.14 The single-storey bungalow would measure approx. 13.2m long and (at its maximum) approx. 6.7m wide. With a pitched roof, it would have a height to eaves and ridge of

approx. 2.7m and 5.5m respectively. The external walls would be brick and the roof would be tiled.

- 5.15 The surrounding area predominantly consists of two-storey terraced and detached houses. However, there are several single-storey buildings, including various outhouses and the existing outbuilding/garage on the site. The area appears to have had some in-fill developments constructed after the original area was developed (including closest row of terraced houses on Pollards Hill South).
- 5.16 The previously withdrawn application raised concerns about the proposed building's height and its top-heavy appearance. This application has been amended so that the proposed building would have a lower height. These amendments have resolved the previous concerns, with the proposal now not appearing to be top heavy and being more in-proportion to a single-storey bungalow.
- 5.17 The proposal would not be particularly visible from the streetscene. Being single-storey and with a traditional appearance (of brick and tiles), it is considered that the proposal would be of an acceptable scale and massing and would sufficiently respect and not dominate or harm its surroundings. The proposal would result in a more built form on the site and reduce the amount of open space in the application site. However, the dwelling would equate to approx. 1/3 of the site's total area and there would be open space to the front and back of the building. The application does also not propose to remove any trees adjacent to the subject site and sufficient garden space (similar to 63 and 57-59 Pollards Hill South) would remain for the donor property. It is therefore considered that the proposal is acceptable with regards to its design and appearance and that it would not harm the visual amenity or character of the area.
- 5.18 The scale and design of the proposal is considered suitable and appropriate to its context. The proposal is not considered to have a detrimental effect on the character of the building and visual amenity of the surrounding area. However, to ensure a high-quality finish, it is recommended that full details of the external facing materials are secured by a pre-commencement planning condition.

#### **Impact on the residential amenities of adjoining occupiers**

- 5.19 CRUDP Saved Policy UD8 states that regard should be had to protecting residential amenities, including protecting adjoining and nearby occupiers from loss of privacy, loss of light and sunlight, loss of outlook, and adverse visual intrusion. Policy 7.6 of the London Plan states that proposed developments should "*not cause unacceptable harm to the amenity of surrounding land and buildings, particularly residential buildings*". London Plan Policy 7.15 *Reducing Noise* and CRUDP Saved Policy 2013 EP1 *Control of Potentially Polluting Uses* seeks to protect residents from pollution associated with new development, such as increased noise and disturbance. Part C of Policy SP4.2 of CLP1 also requires development to enhance social cohesion and well-being.
- 5.20 The principle residential dwellings that could be affected by the proposal are 57-63 and 55a Pollards Hill South. Other properties to the west and south (the rear garden of 65 Pollards Hill South and the rear garden of 1 Tall Trees respectively) could also be affected.

5.21 It is considered that the proposal would not harm the amenity of adjoining occupiers through loss of light, visual intrusion or loss of privacy/overlooking/security for the following reasons:

- There would be a separation distance of over 20m between the backs of nos. 57-63 and the proposed bungalow's north-western elevation;
- The bungalow would be set-back from the front of the application site and would not look directly towards the entrance to no. 55a or its garage (which it is understood is used for residential purposes);
- The bungalow would be a single-storey;
- There is limited glazing on the bungalow's north-western elevation; and
- Landscaping and boundary treatment between the application site and adjoining properties (and their gardens) would prevent overlooking into neighbours' gardens and ground-floor rooms.

5.22 The lowered roof height (compared to the previous application) reduces concerns about the potential for occupiers of the bungalow to extend into the roofspace (with e.g. the addition of dormers) in the future. Extending into the roofspace could raise issues regarding privacy/overlooking to adjoining properties. It is therefore considered that a planning condition should be added to remove permitted development rights. This would prevent the bungalow from being extended without the need for full planning permission.

5.23 The creation of an additional residential unit would result in some increased noise and disturbance. However, given the built up nature of the area and that the bungalow would be detached, it is not considered that the proposal would result in a significant increase in noise and disturbance. Given the small scale nature of the proposal, it is also considered that any noise and disturbance from use of the access track would be limited and would not adversely impact neighbouring occupiers.

### **Living conditions of future occupiers**

5.24 Policy SP2.6 of CLP1 states: '*The Council will seek to ensure that new homes in Croydon meet the needs of residents over a lifetime and contribute to sustainable communities with the borough.* The Policy states that all new homes should meet the minimum standards set out in the Mayor of London's Housing Supplementary Planning Guidance (SPG, 2016). London Plan Policy 7.6 states that buildings and structures should provide high quality indoor and outdoor spaces and integrate well with surrounding streets and open spaces. The London Plan 2015 (including Minor Alterations to the London Plan 2016), the Mayor's Housing SPG 2016 and the Department for Communities and Local Government's Technical Housing Standards (Nationally Described Space Standard, March 2015) set out minimum space standards for dwellings of different sizes.

5.25 The bungalow would have an internal floor area of approx. 66sqm. This exceeds the minimum of 61sqm required for a two-bed three-person dwelling. The bedroom and living room sizes are also all acceptable with regards to guidance and recommended sizes. The proposal would also be built according to Lifetime homes principles, including being wheelchair accessible/adaptable.

5.26 A daylight/sunlight analysis was submitted with the application (and subsequently amended to correct the typographical errors identified in the objections received). The daylight/sunlight report was considered necessary given the proximity of existing

trees (neighbouring the application site) and the resulting potential for shading to the new bungalow. Using established Building Research Establishment (BRE) guidelines and taking account of the site's context, the daylight/sunlight study concludes that: the bungalow would receive good levels of natural light; and average daylight factors for all rooms would be above BRE recommended levels.

- 5.27 Given the conclusions of the daylight/sunlight analysis and that the bungalow would be dual aspect, it is considered that, despite the surrounding trees, future occupiers would receive sufficient natural light and sunlight.
- 5.28 At approx. 40sqm, the rear amenity area would provide sufficient outdoor space (well in excess of the London Plan's minimum private amenity area standards) for future occupiers.
- 5.29 To ensure adequate privacy and a well-designed outdoor area for future occupiers, it is considered that a landscaping plan (to include details of existing and proposed soft landscaping and boundary treatment) should be secured by condition.

### **The impact on parking and highway safety**

- 5.30 CLP1 Policy SP8.17 states that outside high PTAL areas the Council will apply the standards as set out in the London Plan. CRUDP Saved Policy UD13 states that car parking must be designed as an integral part of a scheme and should be safe, secure, efficient and well designed. Saved Policy T2 states that planning permission will only be granted where the traffic generated by a development can be satisfactorily accommodated on nearby roads. Saved Policy T4 seeks the provision of cycle parking facilities and Saved Policy T8 compliance with the relevant car parking standards. London Plan 2015 Policy 6.3 (Assessing Effects of Development on Transport Capacity) states that development proposals should ensure that impacts on transport capacity and the transport network, at both a corridor and local level, are fully assessed. It sets out that development should not adversely affect safety on the transport network. Policy 6.13 states that a balance needs to be struck between promoting new development and preventing excessive car parking provision.
- 5.31 The subject site is in an area with a PTAL accessibility rating of 1b (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 a poor level of accessibility to public transport.
- 5.32 The proposal would include off-street parking for one vehicle and cycle parking (details regarding the provision of an enclosed cycle store for two cycles would be secured by condition).
- 5.33 Given the site's low PTAL rating, the level of parking provision proposed is considered necessary and acceptable. The parking area provided is considered adequate. The site and car parking area would be accessed via an existing access road which the applicant has a right of way over. It is considered that the addition of one car will not impact on the use of this access and the bungalow and associated parking area would not obstruct the track. Vehicles, including emergency services, using the access track would therefore not be impeded by the proposal. It is considered that additional trip generation from the proposal would be negligible and highway safety would not be harmed.

- 5.34 Concern has been raised in objections about the demolition of the existing outbuilding resulting in a loss of parking space in the area. The proposal incorporates one off-street parking space for the new dwelling and it is understood that the owners use the outbuilding for storage. Whilst it appears that the outbuilding could be used as a garage, for the above reasons it is considered that the proposal would not harm existing levels of parking or result in a significant change to parking demand in the area.
- 5.35 Given the backland location, it is considered that a Demolition/Construction Logistic Plan should be secured by condition. Amongst other aspects, this would also cover the concerns raised in objections with regards to avoiding demolition and construction works from obstructing access, disturbing neighbouring occupiers through the carrying out of noisy works at unsocial hours and harming the highway and verges.

### **Ecology**

- 5.36 Concerns have been raised about the proposal's impact on birdlife. Policy SP7.4 of CLP1 sets out that the Council's approach to maintaining and enhancing biodiversity across the borough. Saved Policy H5 of CRUDP requires the needs of wildlife to be taken into account when considering proposals in backland/back garden sites. Policy 7.19 of the London Plan 2015 is also relevant.
- 5.37 The site of the proposed bungalow is currently predominantly grass. It is therefore considered that the site does not provide important or high quality wildlife habitat.
- 5.38 The application does not propose the removal of existing trees on or near the proposed dwelling and there is some existing mature landscaping in the gardens of adjoining properties. As the site does not provide high quality wildlife habitat and a landscaping scheme could secure some additional soft landscaping on the site, it is considered that the proposal would not harm local ecology/birdlife.

### **Flooding**

- 5.39 The NPPF sets out that inappropriate development in areas at risk of flooding should be avoided by directing development away from areas at highest risk. Policy SP6 (Environment and Climate Change) of CLP1 sets out the Council's approach to flooding. It identifies that Croydon is ranked the 4th settlement in England most susceptible to surface water flooding. The policy requires: Flood Risk Assessments to be submitted for major developments, with proposals in Flood Zones 2 and 3 providing site-specific information proportionate to the degree of flood risk posed to and by the development; and all development to utilise sustainable drainage to reduce surface water run-off.
- 5.40 Objections have raised concerns about surface water flooding and the development increasing flood risk. The proposal would result in an increase in the site's built form, with the dwelling's footprint being approx. 1/3 of the site and parking introducing some hardstanding. This would reduce infiltration and increase rainwater runoff, although the landscaping condition would require the hardstanding parking area to be permeable.
- 5.41 The proposal site is not within a statutory identified flood risk zone. As the application is for a single dwelling, it is not a 'major' application and therefore a Flood Risk



Assessment is not required. The Environment Agency identifies the site as having a 'very low chance of flooding from rivers or the sea' (less than 1 in 1000), that 'reservoir flooding is extremely unlikely to happen', and having a 'very low chance of flooding from surface water'. When reviewing the Environment Agency's database, it was noted that there are some locations in the surrounding area which do have a higher chance of flooding from surface water.

- 5.42 It is considered that the proposal incorporates sufficient forms of drainage which will reduce surface water run-off and will avoid increasing the risk of local flooding for the following reasons: the site is not identified as being within a flood risk zone; Environment Agency information indicates that the site and immediate surrounding area have a very low chance of flooding from various sources; the landscaping scheme to be secured by condition will ensure the hardstanding parking area is permeable; and the garden and soft landscaping would provide natural drainage for the site.

### **Refuse/recycling**

- 5.43 Saved Policy UD15 of CRUDP states that "new development...will only be permitted if it provides temporary storage space for refuse which is generated by the development and which is adequately screened and conveniently located." The proposal includes the provision of a refuse/recycling store sufficient to provide for the proposed bungalow. It would be located to the front of the proposed dwelling. This is considered acceptable subject to a condition securing details of the store (confirming that it would be fully enclosed and materials would be appropriate) and collection arrangements (as the site is over 20m from the highway).

### **Other Planning Issues**

- 5.44 CRUDP Saved Policy NC4 seeks to protect valued trees. There are no Preserved Trees (TPOs) on or adjacent to the site and the Council's Tree Officer raises no arboriculture objection to the proposed development. Whilst this is a civil matter, the applicant should be mindful of the potential close proximity of tree roots to the proposed building given the proximity of some mature trees situated close to the site boundary.

### **Conclusions**

- 5.45 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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