

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, Jamie Audsley, plus 2 minority group
members)

A meeting of the **PLANNING SUB-COMMITTEE** which you are hereby summoned to
attend, will be held on **Thursday 6th October 2016 at 6:30pm**, 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
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www.croydon.gov.uk/agenda
27 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 22nd 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 15/04325/P Garages Adjacent 1 Heathurst Road, South Croydon, CR2 0BB

Demolition of garages; erection of 3 storey 3 bedroom detached house with attached garage

Ward: Croham

Recommendation: Grant permission

6.2 16/00881/P 56 Hartley Old Road, Purley, CR8 4HJ

Erection of replacement detached garage at rear

Ward: Kenley

Recommendation: Grant permission

6.3 16/02908/P 161 Portland Road, London, SE25 4UY

Alterations to ground floor shop frontage; use of ground floor as a studio flat and part demolition of rear/side ground floor of building to form associated patio

Ward: Woodside

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

Meeting held on Thursday 22nd September 2016 at 5:30pm in The Council Chamber, The Town Hall, Katharine Street, Croydon CR0 1NX

MINUTES - PART A

Present: Councillor Paul Scott (Chairman);
Councillor Humayun Kabir (Vice-Chairman);
Councillors Kathy Bee, Jason Perry and Chris Wright

A57/16 MINUTES OF THE MEETING HELD ON THURSDAY 8TH SEPTEMBER 2016

RESOLVED that the minutes of the meeting held on Thursday 8 September 2016 be signed as a correct record.

A58/16 DISCLOSURE OF INTEREST

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

For Item 6.1, Councillor Jason Perry declared a personal interest, as he is a regular user of the facility at Factory Lane.

A59/16 URGENT BUSINESS (IF ANY)

There was no urgent business.

A60/16 EXEMPT ITEMS

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

A61/16 PLANNING APPLICATIONS FOR DECISION

The following application was **WITHDRAWN** from the agenda:

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

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

Councillor Margaret Bird spoke in objection, as a resident in the road, and representing the immediate neighbours either side of the application site

Mr Abraham Nomafo spoke as the applicant

Councillor James Thompson, ward Member for Coulsdon East, was not able to attend but his statement was circulated and included in the Addendum

After consideration of the officer's report, Councillor Chris Wright proposed and Councillor Jason Perry seconded **REFUSAL**, on the grounds of dominance, massing and loss of privacy and light to side windows for the occupiers of No.67, 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 Kathy Bee, and the Committee voted 3 in favour and 2 against, so permission was **GRANTED** for development at 69 Coulsdon Rise, Coulsdon, CR5 2SF, with a condition to ensure the flat roof cannot become a balcony and all the windows on the side walls to be obscured.

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

Mr Anthony Brown (next door neighbour) spoke in objection on behalf of a number of neighbours

Mr Josh Lambert (DMH Stallard) spoke on behalf of the applicant, Mr Stephen Spence

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

After consideration of the officer's report, Councillor Jason Perry proposed and Councillor Chris Wright seconded **REFUSAL**, on the grounds of overdevelopment and size and massing having a significantly detrimental impact on adjoining occupiers, 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 Paul Scott and seconded by Councillor Humayun Kabir, and the Committee voted 3 in favour and 2 against, so permission was **GRANTED** for development at 14 Barnfield Road, South Croydon, CR2 0EY.

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

Mr John Hickman, representing the North Croydon Conservation Area Advisory Panel, spoke in objection

After consideration of the officer's report, Councillor Kathy Bee proposed and Councillor Chris Wright seconded the officer's recommendation and the Committee voted, 3 in favour and 2 against so permission was **GRANTED** for development at 6A High Street, London, SE25 6EP, with condition that design of new staircase and railings submitted to Council and staircase is installed within 3 months.

A second motion for **REFUSAL**, on the grounds of two of the previous reasons, proposed by Councillor Jason Perry and seconded by Councillor Chris Wright, thereby fell.

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

There were no public speakers.

Councillor Jason Perry declared an interest, as at **A58/16**. He took no further part in this item.

After considering the officer's report, Councillor Paul Scott proposed and Councillor Humayun Kabir seconded the officer's recommendation and the Committee voted, 4 in favour, so permission was **GRANTED** for temporary change of use at Jubilee Bridge Car Park, Lower Church Street, Croydon, CR0 1XF

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

Councillor Shafi Khan, ward Member for Norbury, spoke on behalf of Councillor Maggie Mansell, and also representing Pollards Hill Residents' Association.

After consideration of the officer's report, Councillor Chris Wright proposed and Councillor Jason Perry seconded **REFUSAL**, on the grounds of overdevelopment, massing and the risk of water flooding, 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 Paul Scott and seconded by Councillor Humayun Kabir, and the Committee voted 3 in favour and 2 against, so permission was **GRANTED** for development on Land R/O 57-63 Pollards Hill South, Norbury, London, SW16 4LR

MINUTES - PART B

None

The meeting ended at 7:22pm

PART 6: Planning Applications for Decision

1 INTRODUCTION

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

2 MATERIAL PLANNING CONSIDERATIONS

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

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

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

3 PROVISION OF INFRASTRUCTURE

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

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

4 FURTHER INFORMATION

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

5 PUBLIC SPEAKING

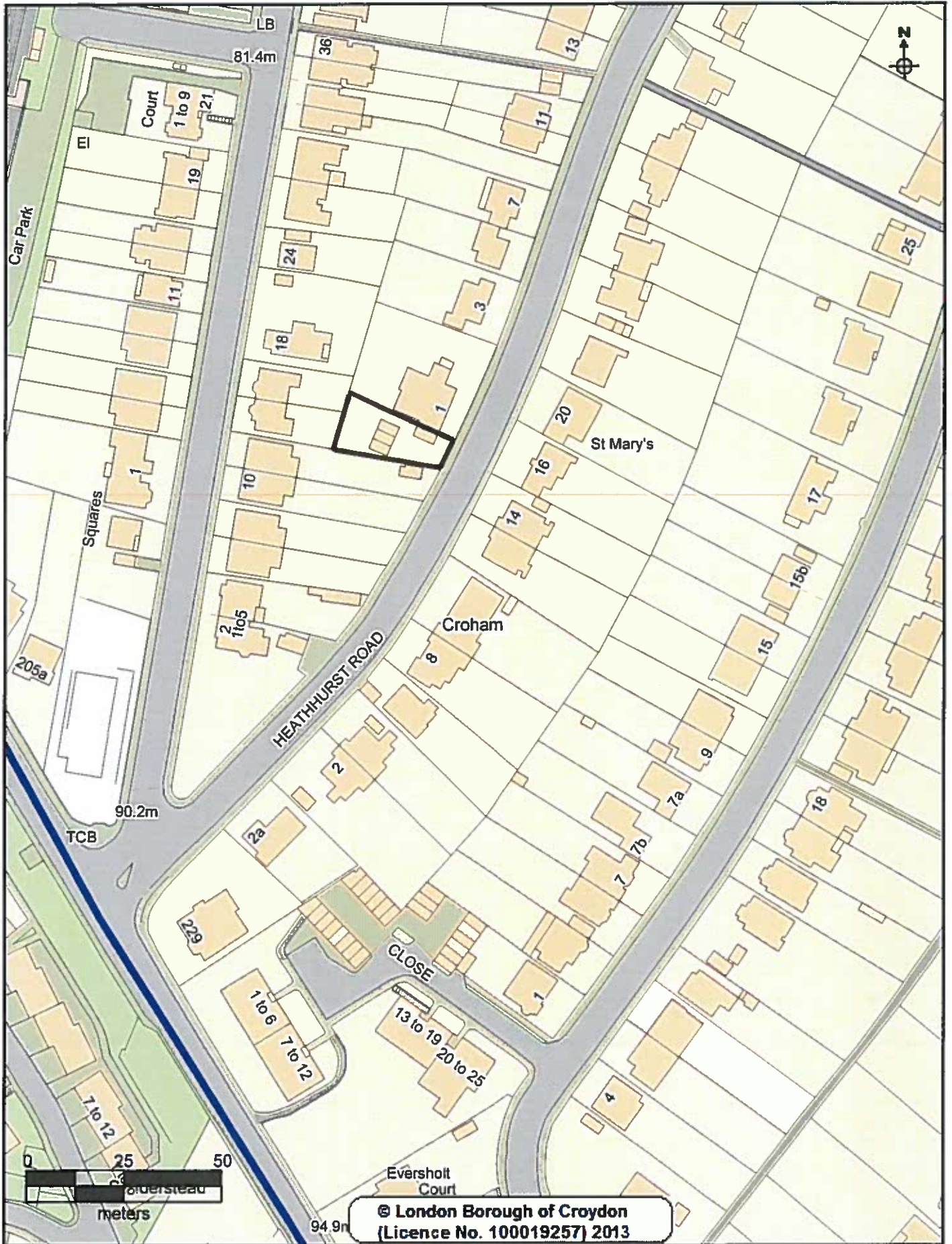
- 5.1 The Council's constitution allows for public speaking on these items in accordance with the rules set out in the constitution and the Chair's discretion.

6 BACKGROUND DOCUMENTS

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

7 RECOMMENDATION

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



PART 6: Planning Applications for Decision**Item 6.1****1 APPLICATION DETAILS**

Ref: [15/04325/P](#) (*link to documents on the Planning Register*)
Location: Garages Adjacent 1 Heathhurst Road, South Croydon, CR2 0BB
Ward: Croham
Description: Demolition of garages; erection of part 2, part 3 storey bedroom detached house; provision of parking space.
Drawing Nos: P01, P4000 Rev. C, P4010 Rev. C, P4011 Rev. B, P4012 Rev. C, P4013 Rev. C, P4014 Rev. B and CTC15152-TPP.
Applicant: Mr Farley
Agent: Mr Lette, PLD Architects
Case Officer: John Asiamah

- 1.1 This application is being reported to committee because the ward councillor (Cllr Maria Gatland) made representations in accordance with the Committee Consideration Criteria and requested committee consideration and the Chair of Planning Committee (Cllr Paul Scott) has requested committee consideration.

2 SUMMARY OF KEY REASONS FOR RECOMMENDATION

- The proposal would provide an additional home in a residential area and would not result in the loss of any protected use on the site. Therefore, the principle of development is acceptable.
- The proposal would not have an unduly harmful effect on the character and appearance of the area or the appearance of the street scene.
- The siting, design, layout of the proposed building including the degree of separation between the existing buildings and the proposed building would be sufficient to ensure no undue impact on the residential amenities of the adjoining occupiers.
- The proposal would provide adequate accommodation for future occupiers in terms of layout, outlook and amenity space.
- The parking and access arrangements would not harm the appearance of the street scene. Furthermore, the proposal would have no significant adverse impact on parking, pedestrian and highway safety.
- The proposed development would have a satisfactory relationship with the trees on and around the site.

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) The development to be implemented in accordance with the approved plans
- 2) Parking, access arrangements and visibility splays to be provided as specified
- 3) Submission of hard and soft landscaping details
- 4) Windows condition limiting northern/southern elevations at or above first floor level
- 5) Implementation of tree protection plan
- 6) Removal of permitted development rights
- 7) Reduction in carbon dioxide emission
- 8) The development to achieve water usage target of 110 litres per head per day
- 9) Submission of finishing materials for approval
- 10) Construction Logistics Plans for approval
- 11) Time limit of 3 years
- 12) Any other planning condition(s) considered necessary by the Director of Planning and Strategic Transport.

Informatives

- 1) Community Infrastructure Levy.
- 2) Site Notice removal
- 3) Code of Practice – Construction Sites
- 4) Any other informative(s) considered necessary by the Director of Planning and Strategic Transport

3.3 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.

4 PROPOSAL AND LOCATION DETAILS

Proposal

4.1 Full planning permission is sought for:

- Demolition of garages;
- Erection of part 2, part 3 storey 3 bedroom detached house;
- Provision of parking spaces.

4.2 The proposed plot would be 27.2m in depth and 8-12.8m in width. The proposed building would have a maximum depth of 10m, a width of 6.3-8m and a height of 7.5m from the front. The building would be sited 0.8-2m away from the northern boundary line and 1-2m away from the southern boundary line. Furthermore, there would be a rear garden measuring approximately 10m.

4.3 The existing vehicular access to the garages would be used to provide access to 2no parking spaces serving the new dwelling.

4.4 Following discussions with the applicant, the roof of the building has been amended to minimise any undue impact on the occupiers of the donor property.

Site and Surroundings

- 4.5 The proposed plot is part of the side garden of 1 Heathurst Road. It is located on the south-western side of Heathurst Road. The land has a significant change in level, falling from the east to west. There is a large mature lime tree to the front of the site which is subject to Tree Preservation Order (TPO 26, 2015).
- 4.6 The surrounding area is mainly residential in character. To the north of the site is a large Edwardian villa and on the opposite side of the road are substantial detached and semi-detached properties of a similar age with interesting architectural detailing.
- 4.7 Whilst there are garages on this section of Heathurst Road, the frontage has an attractive leafy appearance. There is no direct policy constraint on the site as identified in the Croydon Local Plan Policies Map.

Planning History

- 4.8 The following planning decision is relevant to the application:
- 00/02534/P: Application for planning permission for the erection of side extension to existing garage block to provide additional garage.
Refused on grounds of harm to the amenities of the adjoining occupiers.

Appeal dismissed on grounds of harm to the occupiers of the adjoining properties (the donor property).
- 4.9 The following planning recent decision on the adjoining site (Land Rear of 12 Mayfield Road) is relevant to the application:
- 14/03999/P: Application for planning permission for the erection of two/three storey bedroom detached house; formation of vehicular access and provision of associated parking.
Approved and implemented

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 on and around the site by way of site notices (1 in Mayfield Road and 1 in Heathurst Road). The number of representations received from neighbours and local groups in response to publicity of the application were as follows:

No of individual responses: 11 Objecting: 11 Supporting: 0

- 6.2 The following Councillor has made representations:
- Councillor Maria Gatland [objecting]
 - Councillor Paul Scott [requested committee consideration]

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

Objections

- Harm to the character and appearance of the street scene
- Overdevelopment
- Loss of privacy
- Visual intrusion
- Loss of light
- Inappropriate backland development
- Inadequate off-street parking provision
- Increase in traffic
- Harm to highway safety
- Harm to protected tree
- Pollution, noise and disturbance

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 character and appearance of the area and the street scene
3. The impact on the residential amenities of the adjoining occupiers and future occupiers
4. The impact on parking, pedestrian and highway safety
5. The impact on the existing mature tree

The Principle of Development

7.2 Policy 3.3 of the London Plan (Consolidated with Alterations since 2011) recognises the pressing need for more homes in London and Policy 3.8 of the London Plan states that Londoners should have a genuine choice of homes. Policy H2 of the Croydon Plan (2006) Saved Policies 2013 permits housing development within the existing built up area provided it does not conflict with the Council's aim of respecting the character of the residential area and there is no loss of 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 proposal would provide an additional home in a residential area and would not result in the loss of any protected use on the site. The principle of development is therefore considered acceptable and is in line with the NPPF, Policies 3.3 and 3.8 of the London Plan, Policy H2 of the Croydon Plan (2006) Saved Policies 2013 and Policy SP2.1 of the Croydon Local Plan: Strategic Policies.

The Impact on the Character and Appearance of the Area and the Street Scene

- 7.4 Policy 3.5 of the London Plan requires housing development to be of the highest quality. Policies 7.1, 7.4, 7.5 and 7.6 of the London Plan 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. Policies UD2 and UD3 of the Croydon Plan (2006) Saved Policies 2013 require the siting, layout and form of new development to respect the character and appearance of existing areas. Policy SP1.1 of the Croydon Local Plan: Strategic Policies (2013) indicates 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 of the Croydon Local Plan: Strategic Policies (2013) also require development to be of a high quality which respects and enhances local character.
- 7.5 There is a variety of plot and building widths along Heathhurst Road. In this particular location there is a real mix with no. 1 being a significantly wide plot, the rear gardens of Mayfield Road to the south (with the house approved under reference 14/03999/P currently being constructed) and detached and semi-detached properties beyond to the north of varying plot and building widths. There are a number of plots of comparable width to the application site in the locale. Furthermore, there is no consistency in terms of the space to the sides of the houses and there are several examples where buildings occupy practically the full width of the plot. There is also considerable difference in architecture, massing, roof form and ridge height.
- 7.6 The proposed new building would present a two storey elevation to the Heathhurst Road frontage. Although the proposed new building would be smaller in scale than the immediately adjacent property to the north, No 1 Heathhurst Road, in the context of the variety of building forms and scales in Heathhurst Road this would not harm the overall streetscene. The proposed building would be relatively narrow in width, but would be comparable to other houses in the road. The space to the sides would also be comparable with that provided by other buildings in the locale.
- 7.7 The layout, siting, scale and design of the proposed development would be acceptable. The proposal would have minimal impact on the character and appearance of the area and the street scene. It thereby accords with the intentions of the NPPF, Policies 3.5, 7.1, 7.4, 7.5 and 7.6 of the London Plan (2011), Policies UD2, UD3 and H2 of the Croydon Plan (2006) Saved Policies 2013 and Policies SP1.1, SP4.1 and SP4.2 of the Croydon Local Plan: Strategic Policies (2013).

The Impact on the Residential Amenities of the Adjoining Occupiers and Future occupiers

- 7.8 Policy 7.1 of the London Plan indicates that in their neighbourhoods, people should have a good quality environment. Policy UD8 of the Croydon Plan (2006) Saved Policies 2013 requires the Council to have regard to the privacy and amenity of adjoining occupiers. Policy EP1 of the Croydon Plan (2006) Saved Policies 2013 aims to control potentially polluting uses. Policies SP4.1 and SP4.2 of the Croydon Local Plan: Strategic Policies (2013) seek to respect and enhance character, to create sustainable communities and enhance social cohesion and well-being.
- 7.9 The adjoining properties at Mayfield Road (Nos. 10, 12 and 14) would be at least 20m away from the rear of the proposed building and at a lower level. The building

would be level with the rear building line of No. 1 Heathurst Road and would project approximately 2m beyond the rear building line of the new building at the rear of No. 12 Mayfield Road. The building would be site approximately 2m away from the flank window of the donor property. It would be in close proximity to is a primary habitable room flank window at first floor level of the donor property. However, the roof design would minimise the likely impact on the occupier of the affected window. There would be no primary habitable room window on the flank of the proposed building.

- 7.10 Given the siting, design and the separation distance between the proposed building and the adjoining properties, there would be no undue impact on the residential amenities of the adjoining occupiers.
- 7.11 Concerns have been raised regarding noise and disturbance during the construction work. However, the impact arising from activity associated with the construction work would be temporary and acceptable.
- 7.12 Consequently, it is considered that the proposal complies with the objectives of Policies 3.5 and 7.1 of the London Plan, Policies SP4.1 and SP4.2 of the Croydon Local Plan: Strategic Policies (2013) and Policy UD8 of the Croydon Plan (2006) Saved Policies 2013 that seeks to protect existing occupiers from undue visual intrusion and loss of privacy.
- 7.13 The National Housing Standards and the London Housing SPG indicates the minimum floor area per dwelling and room. Policy SP2.6 of Croydon Plan: Strategic Policies states that: "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. This will be achieved by: a) Requiring that all new homes achieve the minimum standards set out in the Mayor of London's Housing Supplementary Planning Guidance; and b) Ensuring that all new homes designed for families meet minimum design and amenity standards to be set out in a Croydon Local Plan: Detailed Policies and Proposals DPD."
- 7.14 The internal floorspace of the proposed dwelling would be approximately 151sqm. It would exceed the minimum requirement of 108sqm. Furthermore, outlook from the proposed dwelling would be acceptable and adequate provision has been made for private amenity space.

The impact on parking, pedestrian and highway safety

- 7.15 Chapter 4 of the NPPF seeks to promote sustainable transport. Policy 6.13 of the London Plan indicates that a balance should be struck between promoting development and preventing an excessive parking provision. Policies T8 and T2 of the Croydon Plan (2006) Saved Policies 2013 respectively require development to make appropriate provision for car parking on site and to ensure that traffic generated does not adversely affect the efficiency of nearby roads.
- 7.16 The quantity of parking provision is adequate, and in accordance with the maximum car parking standards described in Appendix 2 of the Croydon UDP. No parking provision has been made for the donor property. However, as the garages have been separated from the donor property and are only used to store old and veteran cars, this is not considered adequate to justify refusal of planning permission.

7.17 Policy UD13 of the Croydon Plan (2006) Saved Policies 2013 requires car parking and access arrangements to be designed to be safe, secure, efficient and well designed. The existing access to the garages would be utilised to provide access to the proposed dwelling and is considered acceptable.

The Impact on the Existing Mature Tree

7.18 Chapter 11 of the NPPF seeks to conserve and enhance the natural environment. Policy 7.21 of the London Plan requires trees and woodlands to be protected, maintained and enhanced. Policy SP7.4 of the Croydon Local Plan: Strategic Policies (2013) seeks to enhance biodiversity across the borough.

7.19 There is a large mature Lime tree situated at the front of the site. This tree is in good condition and offers a good level of visual amenity the locale and has been preserved (ref: TPO no.26, 2015).

7.20 The applicant has submitted a tree method statement and tree protection plan. The method statement identifies measures to be implemented to safeguard the preserved tree. The tree protection plan is sufficient to ensure that the preserved tree is not adversely affected by the development.

7.21 There are a number of trees to the rear of the site which are not preserved. They would be retained and safeguarded.

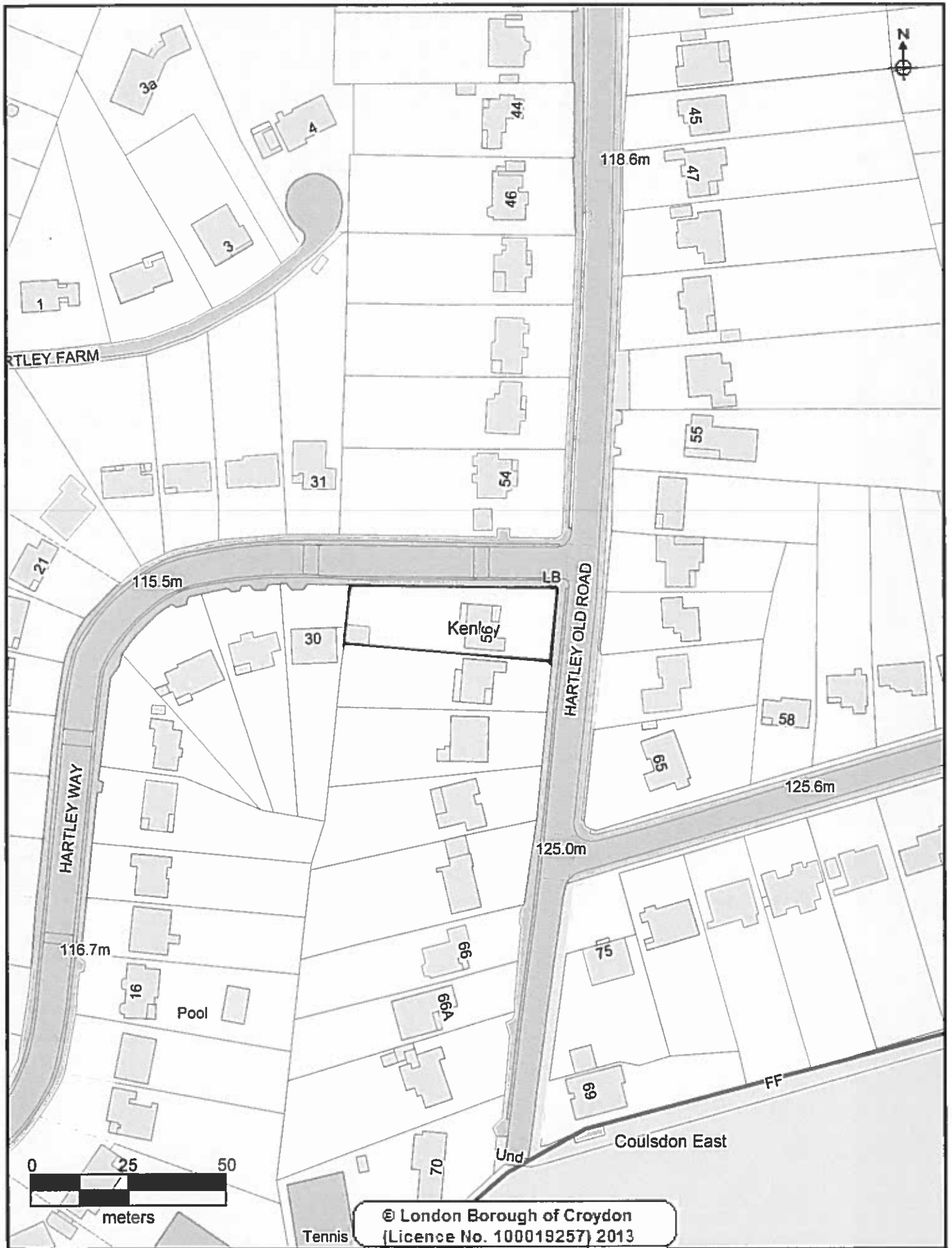
7.22 A condition is recommended requiring submission of landscaping details. Consequently there is no arboricultural objection to the proposal.

Other Planning Issues

7.23 In the event that the permission was to be implemented and then the applicants were to exercise their permitted development rights, harm to the appearance of the street scene and amenities of neighbours could result. It would therefore be prudent to remove permitted development rights. A condition is recommended.

Conclusions

7.24 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.



PART 6: Planning Applications for Decision

Item 6.2

1 APPLICATION DETAILS

Ref: [16/00881/P](#) (*link to documents on the Planning Register*)
 Location: 56 Hartley Old Road, Purley, CR8 4HJ
 Ward: Kenley
 Description: Erection of replacement detached garage at rear
 Drawing Nos: 56HR P200 Rev B, 56HR 201, P1-001
 Applicant: Mr Wilkshire
 Agent: Mr Dean
 Case Officer: Hayley Crabb

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

2 SUMMARY OF KEY REASONS FOR RECOMMENDATION

2.1 The proposal is in accordance with guidance provided in the Council's Supplementary Planning Document No. 2: Residential Extensions and Alterations (SPD2).

2.2 The detached garage would not have a detrimental impact on the appearance of the existing building, the character of the area, or the residential amenity of adjoining nearby occupiers.

2.3 The garage would use an existing vehicular access. The garage would not be prejudicial to 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 informative(s) to secure the following matters:

Conditions

- 1) In accordance with the approved plans
- 2) Restrict side facing windows
- 3) Materials as specified in the application
- 4) Works completed within 6 months
- 5) Any other planning condition(s) considered necessary by the Director of Planning and Strategic Transport

Informatives

- 1) Removal of site notices
- 2) Party Wall Act

- 3) Any other informative(s) considered necessary by the Director of Planning and Strategic Transport

4 PROPOSAL AND LOCATION DETAILS

Proposal

- 4.1 An application for full planning permission for the erection of a replacement detached garage at rear.
- The detached garage would be set back 2.0m from the boundary.
 - The front part of the garage would have a flat roof with a maximum height of 2.5m from ground level to the top of the roof from no. 56 (approximately 2.7m from the ground level from no. 30 Hartley Way due to the differing land levels).
 - The rear section of the garage would have a pitched roof with a maximum height of 4.0m from ground level to the top of the roof from no. 56 (approximately 4.2m from the ground level from no. 30 Hartley Way due to the differing land levels).
 - The garage would be rendered and painted white with a pitched roof of plain tiles to match the existing.
- 4.2 A Lawful Development Certificate was granted in July 2014 for the erection of extension to detached garage at rear (application reference number 14/01931/LP). Class E of the Town and Country Planning (General Permitted Development) (England) Order 2015 states the development is not permitted by Class E if the height of the building, enclosure or container would exceed 2.5 metres in the case of a building, enclosure or container within 2 metres of the boundary of the dwellinghouse and the height of the eaves of the building would exceed 2.5 metres.
- 4.3 The garage is within 2 metres of the boundary with the pitched roof of the garage approximately 4m in height and therefore exceeds 2.5m. The extension therefore falls outside the scope of permitted development and requires planning permission. The maximum height of the detached building is 2.5m taken from the ground level at no. 56 Hartley Old Road and the building/roof has a maximum height of 4m in height taken from the ground level at no. 56 Hartley Old Road. The detached garage is approximately 2.7m in height from the ground level to the top of the flat roof and approximately 4.2m from ground level to the top of the pitch taken from no. 30 Hartley Way due to the differing land levels.

Site and Surroundings

- 4.4 The application site is occupied by two storey detached house situated on the corner of Hartley Old Road and Hartley Way. The property has been extended from original with a single/two storey side extension adjacent to the road, the erection of a single storey rear extension with raised patio area, a dormer extension in the rear roof slope and the detached garage which is under construction. There have also been proposals to erect an additional detached building incorporating a swimming pool in the rear garden which is the subject of a planning appeal.

- 4.5 There are differing land levels at rear with the garage set at a lower land level than the main garden which appears to have been levelled. There is hedging along the boundary with the road and close boarded fencing along the boundary between No. 56 and No. 58.
- 4.6 The surrounding area consists of predominately large detached houses of varying sizes and styles.

Planning History

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

13/03280/P Alterations; erection of single/two storey side extension, raised patio area at rear and dormer extension in front roof slope.

Approved and implemented

13/03307/LP Erection of dormer extension in rear roof slope and single storey detached building for use as a swimming pool enclosure.

Certificate Refused

14/00410/LP Erection of extension to detached garage at rear.

Certificate Refused.

14/01931/LP Erection of extension to detached garage at rear.

Certificate Granted. Not being built in accordance with the Lawful Development Certificate.

14/02200/DT Alterations; erection of single/two storey side extension, raised patio area at rear and dormer extension in front roof slope (amendment to planning permission 13/03280/P)

Approved and implemented

14/02961/DT Alterations; erection of single/two storey side extension, raised patio area at rear and dormer extension in front roof slope (amendment to planning permission 13/03280/P)

Approved and implemented

14/02989/P Alterations and retention of dormer extension in rear roof slope.

Refused

14/03240/P Erection of single storey rear extension to include swimming pool.

Refused

14/04706/LP Erection of dormer extension in rear roof slope.

Approved and implemented

15/01554/LP Erection of single storey detached building at rear for use as swimming pool.

Certificate Refused

15/04722/LP Erection of a single storey detached outbuilding to accommodate a swimming pool.

Certificate Refused. The application was subject to a planning appeal which was allowed.

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: 6 Objecting: 6 Supporting: 0

6.2 The following local groups/societies made representations:

Hartley and District Residents' Association [Objecting]

6.3 The following Councillor made representations:

- Councillor Steve O'Connell [objecting]

6.4 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 of light/natural light
- Too close to footpath
- Inappropriate size, massing and design/no resemblance to the existing garage
- Not built in accordance with the approval 14/01931/LP (OFFICER COMMENT: As it is not being built in accordance with the lawful development certificate, the Local Authority can determine the application based on its impact upon the street scene, character of the area and impact on neighbouring properties)
- Out of keeping with building lines/other garages on that road/protruding the path/does not resemble the existing garage
- Large brick wall out of keeping

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

- Setting a precedent (OFFICER COMMENT: Each application is judged on its own individual merits)
- Additional structures erected (OFFICER COMMENT: The Planning Enforcement Team will investigate this matter)
- Should re-instate garage and front boundary treatment for 30 Hartley Way. (OFFICER COMMENT: There is no planning requirement to re-instate the garage or front boundary treatment)
- Location of the gable on the garage and door/building not in accordance with plans (OFFICER COMMENT: The gable (pitched roof) has been amended. It is

recommended in the event planning permission be granted that the applicant has sufficient time to carry out the necessary changes in order for the development to be in compliance with the approved drawings)

- Not consulting with neighbours/nuisance/undertaking unauthorised works (OFFICER COMMENT: It is the decision of the applicants whether they consult with their neighbours. With regards to undertaking works prior to gaining planning consent, this is done at the owners own risk as there is no guarantee that planning permission would be granted. The application is judged in line with adopted planning policy)
- Other examples of garages in the locality (OFFICER COMMENT: Each application is judged on its own individual merits)

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 area and the visual amenity of the street scene
2. The impact on the amenities of the occupiers of the adjoining and neighbouring properties
3. Highway implications

The impact on the character and appearance of the area and the visual amenity of the street scene

- 7.2 London Plan 2011 (Consolidated with alterations since 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 2-13 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 extensions to be in good design, to improve the character and quality of an area. SPD2 was formally adopted by the Council on the 6th December 2006 following public consultation and forms a material planning consideration.
- 7.3 Hartley Way is characterised by detached houses of varying sizes and designs, set at differing land levels due to the topography of the area. No. 56 Hartley Old Road is elevated due to no. 30 Hartley Way being set at a lower land level in relation to no. 56 Hartley Old Road.
- 7.4 The property is situated on a corner plot in a prominent location on the corner with Hartley Way. The side wall of no. 56 Hartley Old Road projects beyond the front building line established by no. 30 Hartley Way. The garage extension of no. 56 follows the building line of the existing house, which has resulted in the garage projecting in front of no. 30 Hartley Way's front wall.
- 7.5 There is a high hedge along the side boundary of the site fronting Hartley Way. Due to the siting and height of the hedge and the detached garage set back 2.0m from the

boundary the garage would not be readily visible as you approach from Hartley Old Road. However the building is visible as you approach from Hartley Down, up Hartley Way due to the garage projecting in front of no. 30 Hartley Way.

- 7.6 The detached garage is currently under construction. The submitted drawing shows the building projects in front of the established building line of no. 30 Hartley Way, set back 2.0m from the boundary fronting Hartley Way. The front projection has a flat roof, with the pitched roof approximately level with the front of no. 30 Hartley Way. The walls would be rendered and painted white.
- 7.7 The submitted drawing shows the maximum height of the detached building is 2.5m taken from the ground level at no. 56 Hartley Old Road and the building/roof has a maximum height of 4.0m taken from the ground level at no. 56 Hartley Old Road. The detached garage is approximately 2.7m in height from the ground level to the top of the flat roof and approximately 4.2m from ground level to the top of the pitch taken from no. 30 Hartley Way due to the differing land levels. The wall of the garage is approximately 0.5m higher than the eaves on the existing garage as taken from the land level at no. 56 Hartley Old Road. The pitched roof which was on the existing garage has been removed and the wall increased in height by approximately 0.6m from the ground level to the top of the roof (not to the top of the pitch) as taken from no. 30 Hartley Way and a pitched roof erected on top which projects approximately 1.2m in front of where the existing roof was located.
- 7.8 A lawful development certificate (14/01931/LP) has previously been granted for an extension to the front of the existing garage. This garage extension included a car port with a flat roof set back approximately 1.5m from the boundary with the road. However, the majority of the existing garage has been demolished and a larger detached building erected with a different design.
- 7.9 Whilst the garage projects in front of no. 30 Hartley Way, it is considered in this instance, given the approved lawful development certificate and the overall size, siting and design of the detached garage (which is not significantly different to the lawful development certificate), it is deemed the development is not so detrimental to the visual amenity of the street scene and the character of the area as to withhold planning permission in this instance.
- 7.10 The development is in accordance with the intentions of policies UD2 and UD3 of the Croydon Replacement Unitary Development Plan (The Croydon Plan 2006) Saved Policies 2013, Policies SP1.2, SP4.1 and SP4.2 of the Croydon Local Plan: Strategic Policies 2013, Supplementary Planning Document No 2 on Residential Extensions and Alterations and Policy 7.6 of the London Plan 2011 (consolidated with alterations since 2011).

Impact on the amenities of the occupiers of the adjoining and neighbouring properties

- 7.11 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 extensions and alterations of existing buildings. Supplementary Planning Document No 2 on Residential Extensions which is also of

relevance which was formally adopted by the Council on the 6th December 2006 following public consultation and forms a material planning consideration.

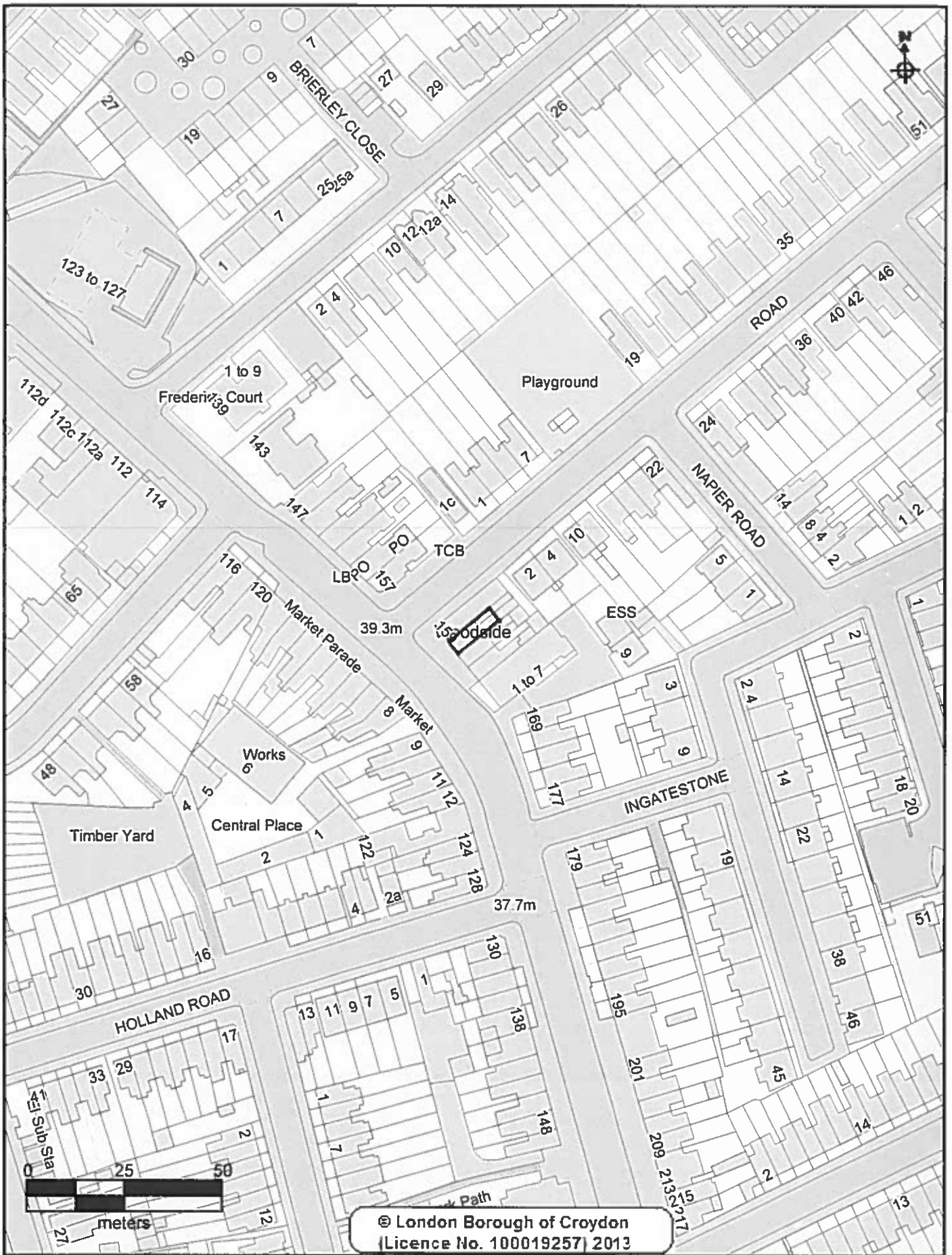
- 7.12 The garage is located adjacent to the boundary with no. 30 Hartley Way. No. 30 Hartley Way is set at a lower land level and has a window at the side serving a kitchen/diner. This room also has a rear facing window. Part of the existing garage wall has been retained adjacent to the boundary with no. 30 but has been increased in height by approximately 0.3m (0.6m from ground level to the top of the roof) and the pitch projecting approximately 1.5m beyond the front of the pitch on the existing garage. Due to the increase in height of the walls the pitch does not project higher than the existing garage roof.
- 7.13 Given the height and form of the existing garage, the full back permitted development position and the modest increases beyond that, once the walls have been rendered and painted the development would not be significantly different from that approved under 14/01931/LP. Whilst there would be a degree of loss of light to the side window of no. 30's kitchen/diner, this is a secondary window also served by a rear facing window, so the harm would not be unacceptable.
- 7.14 It is therefore considered the development would not have a significant effect on the amenities of no. 30 as to withhold planning permission and therefore considered the development would be in accordance with the intentions of Policy UD8 of the replacement Unitary Development plan (The Croydon Plan 2006) Saved Policies 2013, Supplementary Planning Document No. 2 on Residential Extensions and Alterations and Policy 7.6 of the London Plan 2011 (consolidated with alterations since 2011).

Highway Implications

- 7.15 Policy 6.13 of the London Plan indicates that a balance should be struck between promoting development and preventing an excessive parking provision. Policies T8 and T2 of the Croydon Plan (2006) Saved Policies 2013 respectively require development to make appropriate provision for car parking on site and to ensure that traffic generated does not adversely affect the efficiency of nearby roads. Policy UD13 of The Croydon Plan 2006 Saved Policies 2013 states parking should be safe, secure, efficient and well designed and an integral part of the scheme.
- 7.16 Given the existing vehicular access is to be used and Hartley Way is not a classified road, it is considered the garage would not have a significant effect on pedestrian/highway safety as to warrant a refusal. Visibility splays could be secured by way of a planning condition.
- 7.17 It is therefore recommended planning permission be granted.

Conclusions

- 7.18 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: [16/02908/P](#) (*link to documents on the Planning Register*)
Location: 161 Portland Road, London SE25 4UY
Ward: Woodside
Description: Alterations to ground floor shop frontage ; use of ground floor as a studio flat and part demolition of rear/side ground floor of building to form associated patio.
Drawing Nos: 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11.
Applicant: Mr Venckuviene
Case Officer: Dean Gibson

- 1.1 The application is being reported to Committee because the Chair of the Planning Committee Councillor Paul Scott has referred it and has 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 part commercial / part residential site.
- The proposal would not undermine the viability and vitality of Croydon's shopping areas.
- The proposed dwelling would provide much needed housing in the borough and would complement the siting, layout and appearance of other residential development in the locality.
- The proposed dwelling 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 dwelling would be in a location that is accessible by public transport.

3 RECOMMENDATION

- 3.1 That the Committee resolve to GRANT planning permission :

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

Conditions

- 1) Submission of external facing materials for written approval prior to commencement of development.
- 2) Completion of full works to shopfront prior to first residential occupation of flat.
- 3) Removal of external ducting prior to first residential occupation of flat.
- 4) Development to be carried out in accordance with the approved plans.
- 5) Development to be commenced within three years.
- 6) Any other planning condition(s) considered necessary by the Director of Planning & Building Control

Informatives

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

4 PROPOSAL AND LOCATION DETAILS

Proposal

- 4.1 Full planning permission is sought for :
- Change of use from vacant shop unit to use as a studio flat.
 - Alterations to existing shopfront.
 - Part demolition of rear/side of building to form ground floor courtyard patio amenity area.

Site and Surroundings

- 4.2 The site comprises a ground floor vacant shop unit (A5 Use Class) of three storey terraced period building on the eastern side of Portland Road. The shop is within a designated Shopping Parade. The site has a two storey rear wing and a single storey extension. There is a vertical ducting flue attached to the rear elevation of the building. There is a single storey building occupied as a flat attached to the rear of the site (This does not appear to benefit from planning permission). To the rear of that flat is an access from Aspley Road. The site is within part of a terrace running from 159 to 167 Portland Road. The site is within a Local Area of Special Character (LASC).

Planning History

- 4.3 Refs: 15/05148/P & 15/05462/P (duplicate applications) - Refused planning permission for alterations and use of ground floor as one bedroom flat.
Reasons for refusal :

1. The proposed development would result in the loss of a shopping area use and would be detrimental to the retail function and vitality of the shopping parade and the retail floorspace in Croydon.
2. The proposed alterations to the frontage and the proposed rear roof light windows would be out of character with the building and would detract from the visual amenity of the street scene and Local Area of Special Character and would not maximise the opportunities for creating an attractive and interesting environment.
3. The proposed flat would have an inadequate gross internal floor area and an unsatisfactory layout and would result in a poor accommodation for its future occupier/s.

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. 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: 13 Objecting: 13

- 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:

Objections

- a) Loss of shop
- b) Loss of shopfront
- c) Effect on LASC
- d) Poor standard of accommodation
- e) No refuse or cycle storage
- f) Would not be in keeping with proposed regeneration of area

- 6.3 Councillor Paul Scott referred the application to Committee for decision on the following basis :

1. Amenity of future occupiers of the proposed unit – it has a single window directly on to a busy street and a very deep plan with a sleeping area deeply to the rear.
2. The retail unit forms part of a designated shopping parade in an area subject to a regeneration programme organised by the Council with a public realm improvement scheme scheduled to commence either late this year or early in the new year.

7 MATERIAL PLANNING CONSIDERATIONS

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

1. Principle of the proposed development
2. Character of the area and the visual amenities of the street scene
3. Amenities of the occupiers of the adjoining residential properties
4. Amenities of future occupiers
5. Highway implications
6. Trees and Landscaping

1. Principle of proposed development

7.2 The National Planning Policy Framework states that housing applications should be considered in the context of the presumption in favour of sustainable development. Provision should be made for on-site affordable housing provision and meeting the housing needs of different groups in the community, such as families with children.

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

7.4 The existing shop is vacant. In this instance the proposed loss of the shop use would be acceptable as documentary evidence has been submitted with the application that demonstrates it has been vacant for at least a year and that genuine attempts have been made to market it without any interest being expressed. Since the refusal of planning applications 15/05148/P and 15/05462/P the applicant has obtained a letter from an estate agent (Red Properties) dated 14/04/16 which advises that the shop unit has been marketed without any interest from October 2013 to August 2015 and has been vacant for at least five years. This provides evidence that the shop premises has been vacant for over a year and has been marketed without any interest being shown in its shop use.

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

7.5 In the previously refused planning applications 15/05148/P and 15/05462/P the proposed alterations to the shopfront were considered to be poor and out of character with the shopfront. It was considered the removal of the shopfront and replacement with a brick façade would have detracted from the appearance of the building and would have been out of character with the terrace, where shopfronts are a common feature to it. The proposed front window would have been formed of Upvc and this would not have been an appropriate material in the LASC. The proposed

roof lights to the rear extension would have also detracted from the period appearance of the building and the LASC.

- 7.6 Since the refusal of planning applications 15/05148/P and 15/5462/P the applicant has amended the appearance of the facade following design advice provided in the formal pre-application discussions. The applicant was advised to look at a shopfront/conversion at 104 Portland Road as an example of how a shopfront should be altered if residential development is proposed to the ground floor. The proposal shows that the shopfront would follow the style of 104 Portland Road. It would have a timber framed window with mullioned fanlight glazing to its top. It would have a timber front door with a fanlight window above. It would have a tiled stallriser. The shopfront and timber windows would be painted green and the front door would be painted brown. Works of making good between the top of the fascia and bottom of the first floor window cills could be secured by condition. It is considered the design of the proposed shopfront would therefore be acceptable in the context of the LASC and would overcome the reason for refusal related to the appearance of the proposed frontage. A condition is also recommended that the works to the shopfront are completed before the first occupation of the flat.
- 7.7 The part demolition of the ground floor rear of the building would not detract from the appearance of the building. This part of the site is not widely overlooked and cannot be seen from the street. The proposed removal of the redundant ducting/external flue attached to the rear of the building is supported. Works of making good to brickwork/walls could be secured by condition. A condition is also recommended that the works to remove the ducting are completed before the first occupation of the flat.
- 7.8 The highway in the vicinity of the site, known as Market Parade, is within the realm of a proposed South Norwood Street Improvement Scheme scheduled to commence in March 2017. These works are proposed to make improvements to the overall public realm (i.e. pavements and highway). It is considered that the proposed alterations to the shopfront would complement the improvements proposed to the public realm.

3. Amenities of the occupiers of the adjoining residential properties

- 7.9 The Policies 7.6 and 7.15 of the London Plan, and SP4.2 of the Croydon Local Plan Strategic Policies, and UD8 and EP1 of the Croydon Plan seek to enhance social cohesion and wellbeing and to protect residential amenity in considering proposals for new development. They seek to protect adjoining and nearby occupiers from loss of privacy, loss of light, loss of outlook, adverse visual intrusion, and pollution resulting from development, such as noise and disturbance.
- 7.10 The overall extent of works is relatively minor and the proposed development would have no adverse effect on adjoining occupiers in terms of loss of light, loss of outlook, loss of privacy, or increased noise and disturbance.
- 7.11 No adverse increase in noise would result from the proposed development as it is relatively minor in nature. While noise from demolition and construction works is inevitable, there is separate environmental legislation in place to respond to noise

nuisance. The Council and the GLA also produce good practice guidance on this issue which the applicant could be made aware of through an informative.

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

4. Amenities of future occupiers

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

7.14 In the previously refused planning applications 15/05148/P and 15/05462/P a one bedroom flat was proposed would have fallen short of meeting the minimum floorspace standard of 50m² for a one bedroom flat. Furthermore, the bedroom of the flat would have been served by rooflights only and therefore would have had a poor outlook to a habitable room. The proposed flat would have been cramped and claustrophobic and would not have provided an acceptable future accommodation.

7.15 Since the refusal of planning applications 15/05148/P and 15/5462/P the applicant has amended the layout following design advice provided in the formal pre-application discussions. A studio flat is now proposed and it would have a shower room. The London Plan housing standards require a minimum floorspace of 37m². The flat would have a gross internal floor space of 42.86m². It is also proposed to part-demolish the rear wing of the building to provide a flank full height patio door to the bedroom area of the flat and a small outside amenity area. The provision of a flank sliding patio door to the bedroom area and the provision of outside amenity space through the part demolition of the rear wing is supported. It is accepted the patio door would look onto the flank wall of the adjoining property and it would not receive a large amount of sunlight. However, the outside amenity area, although very small, would provide some form of outlook and space. The proposed layout of the studio flat would result in an acceptable accommodation for a future occupier and make effective use of a vacant shop area.

7.16 The proposed new dwelling would therefore provide acceptable accommodation and amenity for a future occupier.

5. Highway implications and provision of parking

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

7.18 No off-street car parking or cycle storage is proposed and none could be accommodated on the site. The subject site is in an area with a PTAL accessibility rating of 3 (on a scale of 1a - 6b, where 6b is the most accessible), as indicated on maps produced by TfL. The site is therefore considered to have moderate to good accessibility to public transport links. The site is also within a controlled parking zone and there is a nearby bus stop with several routes. In this instance, the non-provision of off-street parking and cycle storage would be acceptable given the minor nature of the proposed development.

7. Other Matters

Refuse Storage

7.19 Refuse would be collected from the street in arrangement with the Council's waste management services.

Access

7.20 Level access would be provided to the building.

Security

7.21 The proposal would increase natural surveillance of the site and surroundings.

Conclusion

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

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