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**London Borough Croydon**

Scale 1:1250

27-Sep-2016



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

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**1 APPLICATION DETAILS**

Ref: [15/04325/P](#) (*link to documents on the Planning Register*)  
Location: Garages Adjacent 1 Heathurst 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-  
Applicant: TPP. 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.