

To: Councillor Paul Scott (Chairman);
Councillor Humayun Kabir (Vice-Chairman);
Councillors Jamie Audsley, Kathy Bee, Luke Clancy, Jason Perry, Joy Prince,
Manju Shahul-Hameed, Susan Winborn and Chris Wright

Reserve Members: Jeet Bains, Simon Brew, Richard Chatterjee, Sherwan
Chowdhury, Pat Clouder, Steve Hollands, Karen Jewitt, Bernadette Khan, Shafi
Khan and Maggie Mansell

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

A meeting of the **PLANNING SUB-COMMITTEE** which you are hereby summoned
to attend, will be held on **Thursday 20th October 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
Margot.Rohan@croydon.gov.uk
www.croydon.gov.uk
11 October 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: [Select Meetings' on the opening page](#)

AGENDA - PART A

1. Minutes of the meeting held on Thursday 6th October 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 15/04163/P 35 Croham Mount, South Croydon, CR2 0BR

Retention and erection of 2 metre high boundary fencing

Ward: Croham

Recommendation: Grant permission, subject to conditions

6.2 16/01178/P 21 Riddlesdown Avenue, Purley, CR8 1JH

Erection of single storey detached building at rear

Ward: Purley

Recommendation: Grant permission

6.3 16/01979/P 127 Godstone Road, Kenley, CR8 5BD

Demolition of existing building; erection of 2 three storey three bedroom semi detached houses; formation of vehicular access and provision of associated parking

Ward: Kenley

Recommendation: Grant permission

6.4 16/02307/P 2 Douglas Drive, Croydon, CR0 8PS

Retention of single storey detached building at rear

Ward: Shirley

Recommendation: Grant permission, subject to condition

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

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

Ward: Purley

Recommendation: Grant permission

6.6 16/03185/P 21 Foxley Hill Road, (formerly adj 3 The Close Dale Road) Purley, CR8 2HD

Retention of two storey two bedroom detached dwelling and formation of pedestrian stepped access (revision of planning permission LBC Ref 11/00735/P – Allowed on appeal)

Ward: Purley

Recommendation: Grant permission

6.7 16/03789/P 44 Riddlesdown Avenue, Purley, CR8 1JJ

Erection of three bedroom detached house at rear

Ward: Purley

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 6th October 2016 at 6:30pm 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 Jamie Audsley, Jason Perry and Chris Wright

Also present: Councillors Maria Gatland and Steve Hollands

A62/16 MINUTES OF THE MEETING HELD ON THURSDAY 22ND SEPTEMBER 2016

RESOLVED that the minutes of the meeting held on Thursday 22 September 2016 be signed as a correct record.

A63/16 DISCLOSURE OF INTEREST

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

Councillor Paul Scott declared a personal interest regarding item 6.3, as one of the objections came from People of Portland Road and Cllr Scott is Chair. However he has no involvement with planning matters which are dealt with by the Planning Officer of the organisation.

A64/16 URGENT BUSINESS (IF ANY)

There was none.

A65/16 EXEMPT ITEMS

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

A66/16 PLANNING APPLICATIONS FOR DECISION

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

Mr Jonathan Dean spoke in objection, as a freeholder of The Limes and on behalf of leaseholders of the flats

Mr Peter Lette spoke as the agent, on behalf of the applicant
Councillor Maria Gatland spoke in objection, as the referring ward Member for Croham, 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, being out of keeping and loss of amenity for 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 Garages Adjacent 1 Heathhurst Road, South Croydon, CR2 0BB.

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

Erection of replacement detached garage at rear
Ward: Kenley

Mrs Diane Hearne, Chair of Hartley and District Residents' Association, spoke in objection, on behalf of local residents
Mr Wilkshire spoke as the applicant, in support of the application
Councillor Steve Hollands, ward Member for Kenley, spoke in objection, representing local residents, on behalf of Councillor Steve O'Connell, the referring ward Member, who was recovering from an operation

After considering the officer's report, Councillor Chris Wright proposed and Councillor Jason Perry seconded **REFUSAL**, on the grounds of the impact on character and appearance of the area and amenities of neighbouring properties because of loss of light, 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 retention of the garage already erected, with an additional condition for review of the landscaping condition, to help screen the projecting garage, and a change to Condition 4, to reduce the time for completion from 6 to 3 months.

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

There were no speakers on this application.

After consideration of the officer's report, Councillor Paul Scott proposed and Councillor Chris Wright seconded **REFUSAL**, on the grounds of impact on vitality and viability of the area, amenity of future occupiers, poor outlook due to lack of light and lack of refuse and cycle storage, and the Committee voted, unanimously in favour (5), so permission was **REFUSED** for development at 161 Portland Road, London, SE25 4UY.

MINUTES - PART B

None

The meeting ended at 7:50pm

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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: [15/04163/P](#) (*link to related documents in the Planning Register*)
 Location: 35 Croham Mount, South Croydon, CR2 0BR
 Ward: Croham
 Description: Retention of 2 metre high boundary fencing
 Drawing Nos: CM/2016/01, CM/2016/02 and unnumbered aerial view plan.
 Applicant: Mr Walters
 Case Officer: John Asiamah

2 BACKGROUND

2.1 This application was reported to the Planning Sub Committee on 10th February 2016 and 16th June 2016. The Committee resolved to defer the application on both occasions in order for Members of the Planning Sub-Committee to inspect the site and to be clear as to the extent of the boundary works the subject of the planning application (which had changed during the planning application process). The original report is attached to this agenda.

2.2 Since the previous Sub Committee presentation, amended plans have been submitted that reasonably indicate the proposed retention of the existing boundary details. Notwithstanding the above however, it is fair to say that officers have had some difficulties encouraging the applicant to resource the production of properly scaled plans and elevations – which is not unusual in cases arising out of investigations into breaches of planning control. However, officers are satisfied that there is sufficient detail as part of the submitted drawings to allow them to reach a decision on the various planning merits, bearing in mind that the application seeks the retention of the existing boundary details.

3 RECOMMENDATION

3.1 That the Committee resolve to GRANT planning permission subject to the conditions and reasons detailed in Section 3 of the original Sub Committee report.

PART 6: Planning Applications for Decision

Item 6.1

1 APPLICATION DETAILS

Ref: 15/04163/P
 Location: 35 Croham Mount, South Croydon, CR2 0BR
 Ward: Croham
 Description: Retention of 2 metre high boundary fencing
 Drawing Nos: Unnumbered A4 plans comprising existing front elevation, existing side elevation, panel size plan, proposed front elevation and proposed side elevation.
 Applicant: Mr Walters
 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 objections above the threshold in the Committee Consideration Criteria have been received.

2 SUMMARY OF KEY REASONS FOR RECOMMENDATION

- The proposal would not have an unduly harmful effect on the appearance of the street scene.
- The siting and height of the fence would have no undue impact on the residential amenities of the adjoining occupiers.
- The proposal would have no impact on pedestrian and highway safety.
- All objections have been taken into account but are not sufficient to outweigh the reasons for granting planning permission

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 development to be implemented in accordance with the approved plans
- 2) Soft landscape details to western frontage to be submitted within 2 months and provided on site
- 3) 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 Full planning permission is sought for the retention of the 2 metre high portions of the boundary fence fronting onto Croham Mount.
- 4.2 Class A of Schedule 2, Part 2 of the Town and Country Planning (General Permitted Development) Order permits the erection, construction, maintenance, improvement or alteration of a gate, fence, wall or other means of enclosure without planning permission provided the height of any gate, fence, wall or means of enclosure erected or constructed is not adjacent to a highway used by vehicular traffic and would not exceed 2m in height. Where it is adjacent to a highway used by vehicular traffic, the maximum permitted height is 1m.
- 4.3 The fence to the south of the site is adjacent to a highway used by vehicular traffic and exceeds 1m in height. Therefore it requires planning permission. The portions of fence to the east and west that do not front the highway are within 2m in height, so do not require planning permission.
- 4.4 The planning application as submitted included the erection of a balcony over the existing garage; this has been negotiated out of the scheme so no longer forms part of the proposal.

Site and Surroundings

- 4.5 The application site is located on the eastern side of Croham Mount. It is occupied by a two storey detached house set above the road. Land levels fall to the south.
- 4.6 The surrounding area is residential in character and is made up of detached and semi-detached properties. The site is within Flood Risk (Surface Water) area as identified in the Croydon Local Plan Proposal Map.

Planning History

- 4.7 The following planning decisions are relevant to the application.
 - 15/00569/C: Planning enforcement complaint regarding erection of boundary fence over 1m.

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 (2 in Croham Mount). The number of representations received from neighbours and local groups in response to publicity of the application were as follows:

No of individual responses: 20 Objecting: 16 Supporting: 4

6.2 The following Councillor has made representations:

- 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

- The fence is not in keeping with the character of the area
- Visual intrusion
- Poor construction
- The development will set a precedent
- Breach of planning control
- Overbearing
- The development will compromise highway safety

Supporting

- The fence is necessary to provide safety and privacy
- There would be serious safeguarding issues without the fence

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

- Breach of restrictive covenant [OFFICER COMMENT: not a material consideration]
- Unsafe structure [OFFICER COMMENT: not a material consideration]
- The fence is unnecessary [OFFICER COMMENT: not a material consideration]

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 appearance of the street scene
2. The impact on the residential amenities of the adjoining occupiers
3. The impact on pedestrian and highway safety

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

7.2 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.

- 7.3 It is acknowledged that the properties to the southern side of Croham Mount have open frontages with limited boundary fencing and therefore this form of boundary treatment is generally uncharacteristic of the area and is relatively prominent from higher vantage points. However, this site is unique in this portion of Croham Mount given its position on the bend and the associated land level changes. Consideration must be given to the privacy of the users of the garden and their requirements to adequately enclose the site.
- 7.4 Portions of the fence are already behind low level hedging which has the potential to further screen it when the landscaping is further established. Furthermore, a condition is recommended to ensure suitable planting is provided to the western-most portion of fence along the frontage. It is envisaged this would be in the form of climbing plants that would help to soften the appearance of the fence. Taking all the above aspects into consideration, it is not considered there are sufficient grounds to justify the refusal of planning permission.
- 7.5 It is concluded that the proposal would have minimal impact on the character and appearance of the area. It thereby accords with Policies 7.1, 7.4, 7.5 and 7.6 of the London Plan Policies UD2 and UD3 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

- 7.6 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. 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.
- 7.7 Only the boundary fence to the south of the site is under consideration as the others are permitted development. It is sited well away from the adjoining properties and given the siting and separation distance, the fence does not overshadow or detract from the privacy of the adjoining occupiers. Consequently, it does not detract from the residential amenities of the adjoining occupiers and complies with the objectives of Policy 7.6 of the London Plan 2011 (Consolidated with Alterations since 2011), Policies SP4.1 and SP4.2 of the Croydon Local Plan: Strategic Policies (2013), Policy UD8 of the Croydon Plan (2006) Saved Policies 2013 and the Supplementary Planning Document No. 2: Residential Extensions and Alterations.

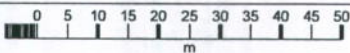
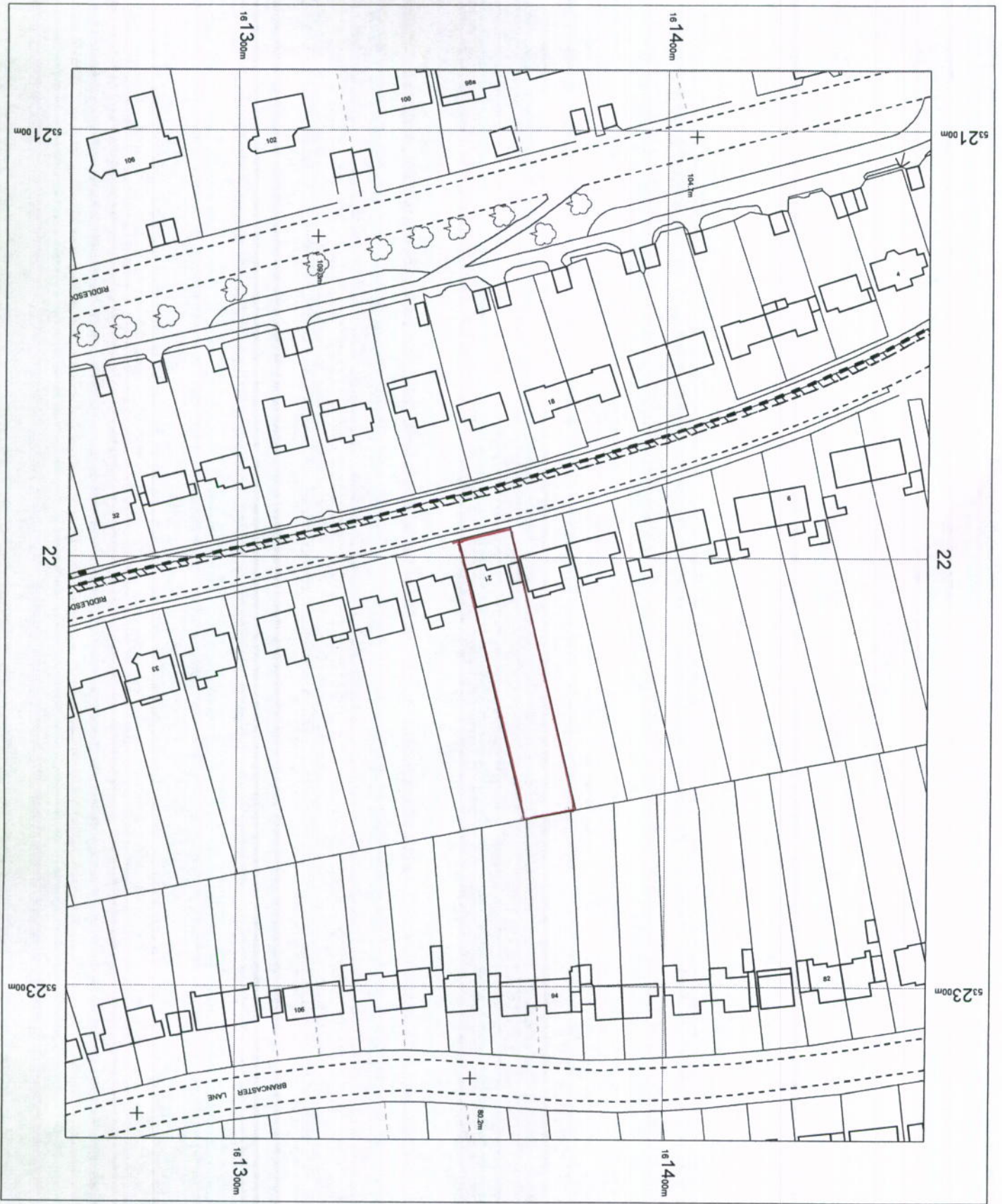
The Impact on Pedestrian and Highway Safety

- 7.8 The fence is sited away from the edge of the pavement and is within the site. Furthermore, no new access is proposed. It is also important to note that the site is near to the end of a cul-de-sac and therefore traffic speeds would be low. Consequently, it is considered that the proposal will not significantly impede the safety and efficiency of the adjoining highway network. It would thereby accord with the intentions of saved Policy UD13 of the Croydon Plan.

Conclusions

- 7.9 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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RECEIVED
09 MAR 2015

21 Riddlesdown Avenue
South Crondon
CR8 1JH

OS MasterMap 1250/2500/10000

Scale
11 September 2015, ID:
MDP-00462281
www.mapdataportal.co.uk

1:1250 scale print at A4, Centre:
532211 E, 161361 N

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PART 6: Planning Applications for Decision

Item 6.2

1 APPLICATION DETAILS

Ref: [16/01178/P](#) (*link to related documents in the Planning Register*)

Location: 21 Riddlesdown Avenue, Purley, CR8 1JH

Ward: Purley

Description: Erection of single storey detached building at rear

Drawing Nos: Site plan (1:1250), site plan (1:500), 89/01, 89/02, 89/03B, CH-16-1000-1

Applicant: Mr Prior

Agent: Mr Eric Davies, Clear Designs Surrey Ltd

Case Officer: Hayley Crabb

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

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 building 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.

3 RECOMMENDATION

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

Conditions

- 1) In accordance with the approved plans
- 2) Materials as specified
- 3) Building used only together with the existing house as one single dwelling
- 4) Any other planning condition(s) considered necessary by the Director of Planning

Informatives

- 1) Removal of site notices
- 2) Party Wall Act
- 3) Natural England standing advice
- 4) Any other informative(s) considered necessary by the Director of Planning

4 PROPOSAL AND LOCATION DETAILS

Proposal

- 4.1 An application for full planning permission for the erection of a single storey detached building at rear to be used as a gym, incidental to the enjoyment of the dwelling house. It would be pebble-dashed with interlocking tiles.
- 4.2 The proposed building would be 5m (in length) x 6.9m (in width) x 4.5m (in height) (from the lowest land level) and set approximately 40m from the main rear wall of the house.
- 4.3 The building would be set approximately 2m from the side and rear boundaries at its closest point.

Site and Surroundings

- 4.4 The application site is located on the eastern side of Riddlesdown Avenue. It consists of a two storey detached house with a single storey extension at side, a single storey extension at rear at lower ground floor level, a raised patio area and a decked area with a swimming pool at rear. The land slopes down towards the rear boundary with the properties at the rear set significantly lower than the host house.
- 4.5 There is close boarded fencing along the side boundary between 19 and 21 Riddlesdown Avenue, adjacent to the rear boundary. 19 Riddlesdown Avenue also has high natural screening along part of the side boundary.
- 4.6 There is high natural screening/trees along the rear boundary and high natural screening along the boundary between 21 and 23 Riddlesdown Avenue.
- 4.7 The area is predominately residential in character comprising a mix of detached/semi-detached houses of varying sizes and styles set at differing land levels.

Planning History

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

15/05074/P Erection of single storey detached building at rear

Withdrawn

14/04733/P Erection of first floor side extension

Refused

95/02369/P Demolition of garage and store; erection of single/two storey side/rear extension to provide granny annexe

Granted and not 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 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: 12 Objecting: 12 Supporting: 0

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

- Incongruous/visually intrusive/overbearing/dominant feature
- Overlooking
- Overshadowing/loss of light/affect enjoyment of garden
- Overbearing/out of character with the local surroundings
- Detrimental to the local wildlife and environment/badger set
- Overdevelopment
- Loss of privacy

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

- Set a precedent, should be temporary in nature (OFFICER COMMENT: Each application is judged on its own individual merits)
- Result in a small garden being provided (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 Sub 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. Trees and biodiversity

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 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 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 The property is a detached house with a single a single storey extension at side, a single storey extension at rear at lower ground floor level, a raised patio area and a decked area with a swimming pool at rear. The land slopes down towards the rear boundary with the properties at the rear set significantly lower than the host house. From the main rear wall of the house, the existing garden has a length of approximately 49 metres.
- 7.4 It is proposed to erect a detached building at the end of the garden adjacent to the rear boundary with 94 Brancaster Lane. It would be set approximately 2m from the side and rear boundaries at its closest point and would have a maximum height of 4.5m taken from the lowest ground level. It would be pebble-dashed and have interlocking tiles.
- 7.5 Whilst the property has a single storey rear extension, patio area, decking area with swimming pool, given the size and siting of the proposed building and the length of the rear garden, it is considered that the detached building would not lead to overdevelopment of the site, harmful to the character and appearance of the area. Whilst the detached building would be pebble-dashed with interlocking tiles as opposed to a wooden structure, it is not uncommon for detached structures to be erected of varying materials in the rear garden. Given it would not be visible from the street scene and set away from the host building and adjacent to the rear boundary, it would not have a detrimental impact on the character of the area.
- 7.6 Therefore the development would be 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 2016 (consolidated with alterations since 2011).

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

- 7.7 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.
- 7.8 Due to the topography of the area the gardens fall away from Riddlesdown Avenue to Brancaster Lane. The properties backing onto the site are situated lower than the host house and proposed detached building.
- 7.9 The detached building would be situated approximately 2m from the side and rear boundaries and used in connection with the main house as a gym. There is close

boarded fencing along the side boundary between 19 and 21 Riddlesdown Avenue with screening supplemented by natural planting.

- 7.10 94 Brancaster Lane has a garden length of approximately 36m from the main rear wall of the house to the rear boundary. Whilst the building would be in an elevated position in relation to no. 94 Brancaster Lane and the properties to the rear, given the size and siting of the detached building set away from the boundary, the separation distance between the building and the rear of no. 94 Brancaster Lane and properties in Brancaster Lane and the existing boundary treatment, it is deemed the development would not be detrimental to the amenities of properties in Brancaster Lane.
- 7.11 Given the siting of the proposed building in relation to properties in Riddlesdown Avenue adjacent to the rear boundary, set away from the side boundaries and the existing boundary treatment which minimises overlooking, it is considered the proposed development would not have an undue impact on the amenities of these properties as to warrant a refusal of planning permission.
- 7.12 Therefore 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).

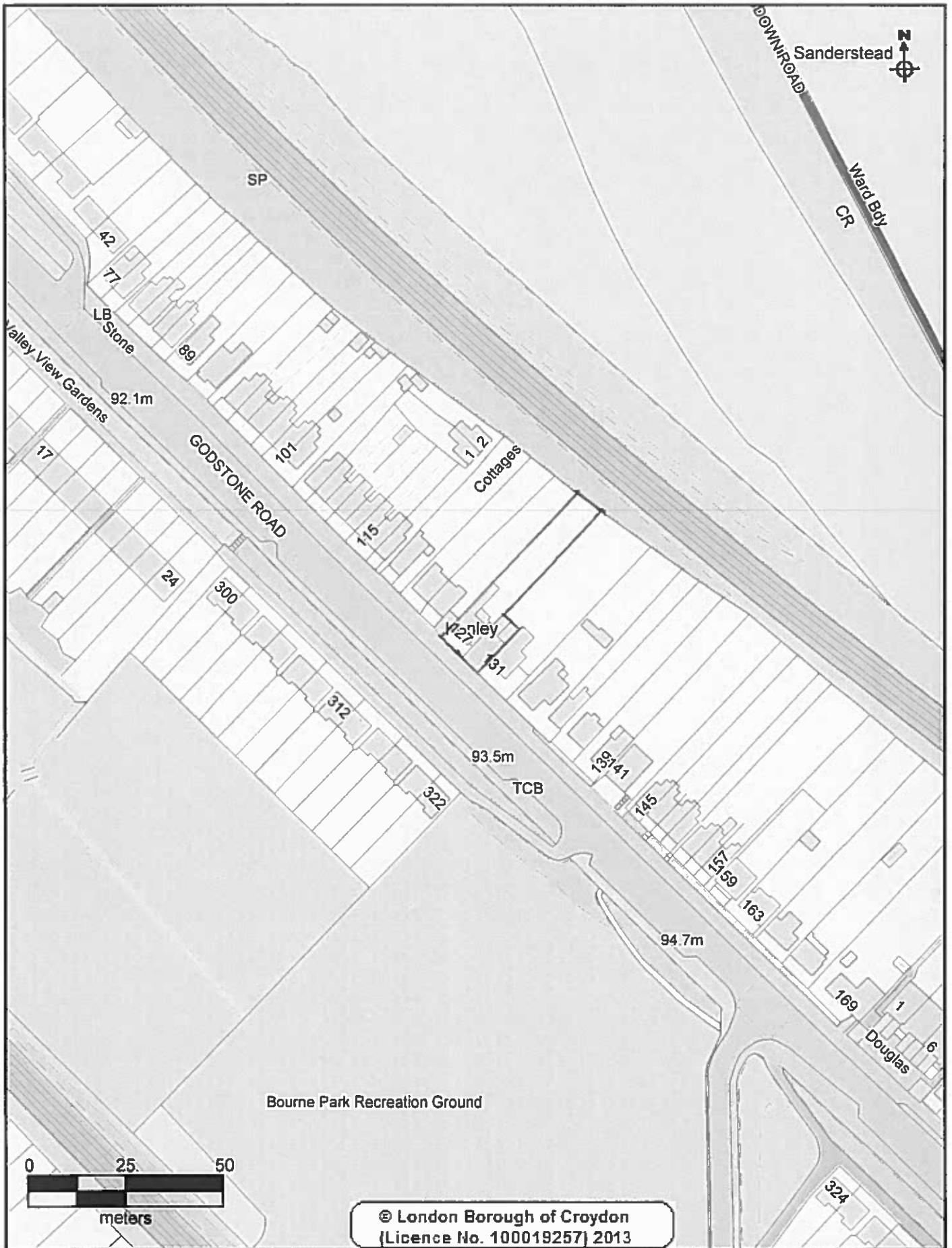
Trees and biodiversity

- 7.13 London Plan policy 7.21 states that existing trees of value should be retained and any loss as the result of development should be replaced. UDP Policy NC2 states that planning permission will not be granted for development that would cause demonstrable harm to a species of animal or plant, or its habitat. UDP Policy NC4 states that the Council will refuse permission for development that results in the loss of valued tree(s) especially those protected by Tree Preservation Orders. CLP1 Policy SP7.4 states that the Council will enhance biodiversity across the borough, including the protection and enhancement of sites of importance for biological and geological diversity.
- 7.14 There is not a tree preservation order on the application site. There is high natural screening/trees along the rear boundary, high natural screening along the side boundary with 23 Riddlesdown Avenue and along part of the side boundary with 19 Riddlesdown Avenue.
- 7.15 Representations have been received in relation to the impact on wildlife especially badgers and that there is a badger sett at 25 Riddlesdown Avenue and that badgers travel through the various neighbouring gardens including the application premises. At the time of the site visit, no evidence was found that badgers use this site. Considering the size and siting of the proposed building set away from the side and rear boundaries and with the existing natural screening/trees which would remain, if badgers do use this site the impact on badger movements would be minimal. With all matters weighed, up it is considered the proposed development would not have an undue impact on badgers. However, in the event protected wildlife is found it is recommended for the applicant to follow the standing advice provided by Natural England which has been captured as a standard informative.

Conclusions

7.15 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: [16/01979/P](#) (*link to related documents in the Planning Register*)
 Location: 127 Godstone Road, Kenley, CR8 5BD
 Ward: Kenley
 Description: Demolition of existing building; erection of 2 three storey three bedroom semi-detached houses; formation of vehicular access and provision of associated parking.
 Drawing Nos: 996-0, 996-02 Rev. A, 996-03 Rev. A and 996-04 Rev. A
 Applicant: Mr Finbon
 Agent: Mr Mario Christoforou, Design Company Group Ltd
 Case Officer: John Asiamah

1.1 This application is being reported to the Sub Committee in view of referrals and associated representations made by the Ward Councillor (Cllr Steve O’Connell) and Kenley Residents’ Association in accordance with the Sub Committee Consideration Criteria.

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, turning and access arrangements to be provided as specified
- 3) Submission of hard and soft landscaping details (including boundary treatment)
- 4) Windows condition limiting north-western/southern-eastern elevations at or above first floor level
- 5) Removal of permitted development rights
- 6) Details of slab/floor levels in relation to existing topography and neighbouring properties
- 7) Reduction in carbon dioxide emission
- 8) The development to achieve water usage target of 110 litres per head per day
- 9) Submission of facing 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 existing building;
- Erection of 2 three storey, three bedroom semi-detached houses;
- Formation of vehicular access and provision of associated parking

4.2 The proposal is for the erection of a pair of three storey 3 bedroom semi-detached dwellings. The proposed building would be 10.3m in width, 8.7m in depth and 10.5m in height.

4.3 Provision has been made on-site for 2 parking spaces (1 per dwelling) in the form of an under-croft area beneath one of the residential units with space provided within the forecourt, to allow for vehicles to turn on site and exit in forward gear.

Site and Surroundings

4.4 The site is located on the north-eastern side of Godstone Road, Kenley and is currently occupied by a detached chalet bungalow – situated on a slightly elevated

embankment. There are two existing garages to the side of the existing property, both utilising an existing access off Godstone Road.

- 4.5 The area is characterised by mainly two storey Victorian terraced houses, interspersed with a few more individually designed houses such as bungalows or small detached houses. Land levels rise towards the north-east and consequently, properties are set at a higher level to the road with rear gardens rising beyond. The opposite side of the road is characterised by post-war style terraced houses set far below road level. The rear of the site adjoins a railway line, Site of Nature Conservation Importance, Site of Special Scientific Interest and Archaeological Priority as identified in the Croydon Local Plan Proposal Map.
- 4.6 Godstone Road forms part of the Transport for London road network.

Planning History

- 4.7 There is no relevant planning history on the site.

5 CONSULTATION RESPONSE

- 5.1 The views of the Planning Service are expressed in the MATERIAL PLANNING CONSIDERATIONS section below.
- 5.2 The following were consulted regarding the application:

Transport for London (Statutory Consultee)

- 5.3 They have raised no objection to the proposal subject to approval of a construction management plan prior to commencement. [OFFICER COMMENT: Given the location of the site, the suggested condition is considered acceptable]

English Heritage

- 5.4 They have no objection to the proposal. They have indicated that the proposal is not likely to have a discernable affect upon archaeology and any further requirement for pre or post determination archaeological assessment or evaluation can therefore be waived. [OFFICER COMMENT: Given that the proposal would have no discernable effect upon archaeology, this is considered acceptable]

6 LOCAL REPRESENTATION

- 6.1 The application has been publicised on and around the site by way of site notices (1 in Godstone 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: 5 Objecting: 4 Supporting: 0 Comment: 1

- 6.2 The following Councillor has made representations:

- Councillor Steve O'Connell [objecting]

- 6.3 The following local group/society made representations:

- Kenley & District Residents' Association [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

- Out of keep with the character of the area
- Cramped development
- The height is excessive
- Impractical rear garden design
- Inadequate front garden
- Visual intrusion
- Lack of parking
- Poor parking arrangements
- The proposal would compromise highway safety
- Inaccurate plans
- Pollution

6.5 The following issue was raised in representation received, but is not material to the determination of the application:

- Party wall issues – [OFFICER COMMENT: Not a material consideration]

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 existing trees

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 Godstone Road. The proposed building would sit adequately in the street frontage. The design and massing of the proposed building would be appropriate to the context in which it would be located, consistent with the surrounding buildings. The roofscape of the building would also be in keeping with the neighbouring character. The spacing between the proposed building and the adjoining properties would be sufficient to ensure that it does not appear cramped. The proposed amenity space and the parking arrangement would not have undue impact on the character and appearance of the area.
- 7.6 In view of the sloping nature of the site, it is considered important that slab levels be submitted and approved prior to commencement of development, to ensure that the mass and bulk of the building reflects the details indicated by the submitted drawings. Some element of excavation would be required to re-profile the front part of the site – and to then provide access into the rear garden areas.
- 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 building would not project beyond the rear building line of the adjoining properties and would be sited 2.3-4m away from the flank of the adjoining properties. There would be no primary habitable room window on the flank of the proposed building. 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.
- 7.10 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 and in any case, a planning condition is recommended to control construction logistics.
- 7.11 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.
- 7.12 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 associated National Standards 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."
- 7.13 The internal floorspace of the proposed dwellings would be approximately 101.5sqm and 103sqm. The minimum requirement in the National Housing Standards is 99sqm (102sqm in the London Plan). The proposed floor space for each dwelling is considered acceptable. Furthermore, outlook from the proposed dwelling would be acceptable and adequate provision has been made for private amenity space. The existing property benefits from a long and extensive garden area and can easily be subdivided to provide reasonably sized rear gardens for both families

The Impact on Parking, Pedestrian and Highway Safety

- 7.14 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.
- 7.15 Provision has been made for two parking spaces (1 per dwelling). The quantity of car parking provision is considered adequate. A condition is recommended to require provision of cycle store.
- 7.16 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 garage would be utilised to provide access to

the proposed dwellings. Furthermore, it has been demonstrated that vehicles can enter and exit the site in forward gear. Consequently, the access and parking arrangements would be acceptable.

The Impact on Existing Trees

7.13 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. The proposed development would have a satisfactory relationship with the trees and other vegetation around the site which will need to be incorporated into future garden designs..

Other Planning Issues

7.14 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

7.15 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.



2 Douglas drive, Sirley, Croydon, Surrey

Location plan

scale: 1-1250

PART 6: Planning Applications for Decision**Item 6.4**

1 APPLICATION DETAILS

Ref: [16/02307/P](#) (*link to related documents in the Planning Register*)
Location: 2 Douglas Drive, Croydon, CR0 8PS
Ward: Shirley
Description: Retention of single storey detached building at rear.
Drawing Nos.: DD-1-01, 02.
Applicant: Mr & Mrs Velautham
Agent: Mr Robinson, MRA Robinson
Case Officer: Billy Tipping

- 1.1 This application is being reported to the Sub Committee because a referral has been received from Cllr Sue Bennett and individual objections have been received above the delegated level agreement.

2 SUMMARY OF KEY REASONS FOR RECOMMENDATION

- The application building has been erected at the rear end of the application site garden, adjacent to the flank elevation of 35 Tideswell Road. It is 700mm from the boundaries of both adjoining properties to the south at 35 Tideswell Road and, to the east at 4 Douglas Drive.
- The building has a ridged roof running parallel with the immediately adjoining property at 35 Tideswell Road. It is 7.7m long and 3.5m deep, 3.85m high to the ridge and 2.4m to the eaves. It has double doors and windows facing the rear of the application property at a distance of 12.8m.
- The structure as built is relatively small, adjacent to a neighbouring garage (attached to 4 Douglas Drive) and aligns generally with the character and appearance of the immediate locality and would not significantly affect the amenities of neighbouring residential occupiers. A planning condition is recommended to ensure that the out-building is used incidental to the enjoyment of the dwelling house.

3 RECOMMENDATION

- 3.1 That the Committee resolve to APPROVE planning permission subject to the following condition:

- 1) The rear outbuilding shall not be used for any purposes other than those incidental to the enjoyment of the dwelling house.

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 Planning permission is sought for the retention of a single storey detached building at the rear of the application site. The structure is timber clad with an interlocking tiled roof.

Site and Surroundings

- 4.2 The application property is a detached two storey, residential property on the southern side, at the western end, of Douglas Drive. The flank elevation of the property faces Tideswell Road.
- 4.3 The area is a residential area characterised principally by two storey semi-detached properties.

Planning History

- 4.4 This application for retrospective planning permission arose out of a planning enforcement investigation. The outbuilding required planning permission in view of its overall height, relatively close to neighbouring property boundaries.
- 4.5 No other planning history is relevant.

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 site notices in Douglas Road and Tideswell 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: 13 Objecting: 13, Supporting 0.

No of petitions received: 0.

- 6.2 Spring Park Residents Association also object to the proposal.
- 6.3 Cllr Sue Bennett objected to the proposal and referred the proposal to the Sub Committee.
- 6.4 The following issues were raised in representations that are material to the determination of the application, and they are addressed in the next section of this report:
- Loss of trees to erect building.
 - The submitted application details do not accord with the building as erected at the application site.
 - The building is visible from the public highway.
 - The building is too big

- Out of character for the area.
- Lack of clarity regarding the use of the building.
- Loss of light and amenity to adjoining occupiers.
- Loss of privacy.
- Visual intrusion.
- The building is an eyesore.
- Building has been built close to the boundary with the adjoining property.
- Lack of clarity regarding ownership.
- Back garden development.

7 MATERIAL PLANNING CONSIDERATIONS

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

1. The character and appearance of the area.
2. Amenities of the occupiers of adjoining property.
3. Amenities of the occupiers of the application property.

The impact on the character and appearance of the area

7.2 Paragraph 56 of the NPPF states that good design is a key aspect of sustainable development. Further paragraph 61 states that securing high quality and inclusive design goes beyond aesthetic considerations. Planning decisions should therefore address the connections between people and places and the integration of new development into the natural, built and historic environment. Policies 7.1, 7.4, 7.5 and 7.6 of the London Plan 2011 (with 2016 Alterations) 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.

7.3 The application building is at the rear of the application site and lies parallel to the flank elevation of the neighbouring property at 35 Tideswell Road. This type of location would be a typical location for the siting of a garage and the building appears superficially, to be this kind of structure. Although the building as erected, is somewhat larger than a typical garage, it is still of a form that does not jar with the streetscape and the character of the area. The outbuilding is suitably set back from the back edge of pavement and the flank elevation of the host property. In this location, this style of building is considered acceptable, utilising appropriate materials.

7.4 Consequently, it is concluded that the proposal accords with the intentions of the NPPF, Policies 7.1, 7.4, 7.5 and 7.6 of the London Plan (2011), Policies UD2 and UD3, 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).

Amenities of the Neighbouring Residential Occupiers

- 7.5 Policy 7.6 of the London Plan 2011 (with 2016 amendments) states 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 Croydon Replacement Unitary Development Plan (The Croydon Plan 2006) Saved Policies 2013 states that “Privacy and amenity of occupiers of surrounding buildings ensuring that both new and existing occupiers are protected from undue visual intrusion and loss of privacy...” and will have regard to the “maintenance of sunlight or daylight amenities for occupiers of adjacent properties”.
- 7.6 The application building is located adjacent to the adjoining property situated at 35 Tideswell Road. This property has an attached garage building on this boundary with the application site and it is therefore considered that any impact, in terms of noise, general disturbance or loss of light would be limited and consequently acceptable.
- 7.7 The building is 12.8m from the rear elevation of the host property and consequently views of the adjoining property (4 Douglas Drive) are only possible obliquely from the outbuilding and at a greater distance. Given the single storey nature of the application building the effects of the development would be acceptable. It is recommended that a condition be imposed limited the uses to those incidental to the enjoyment of the dwelling house.

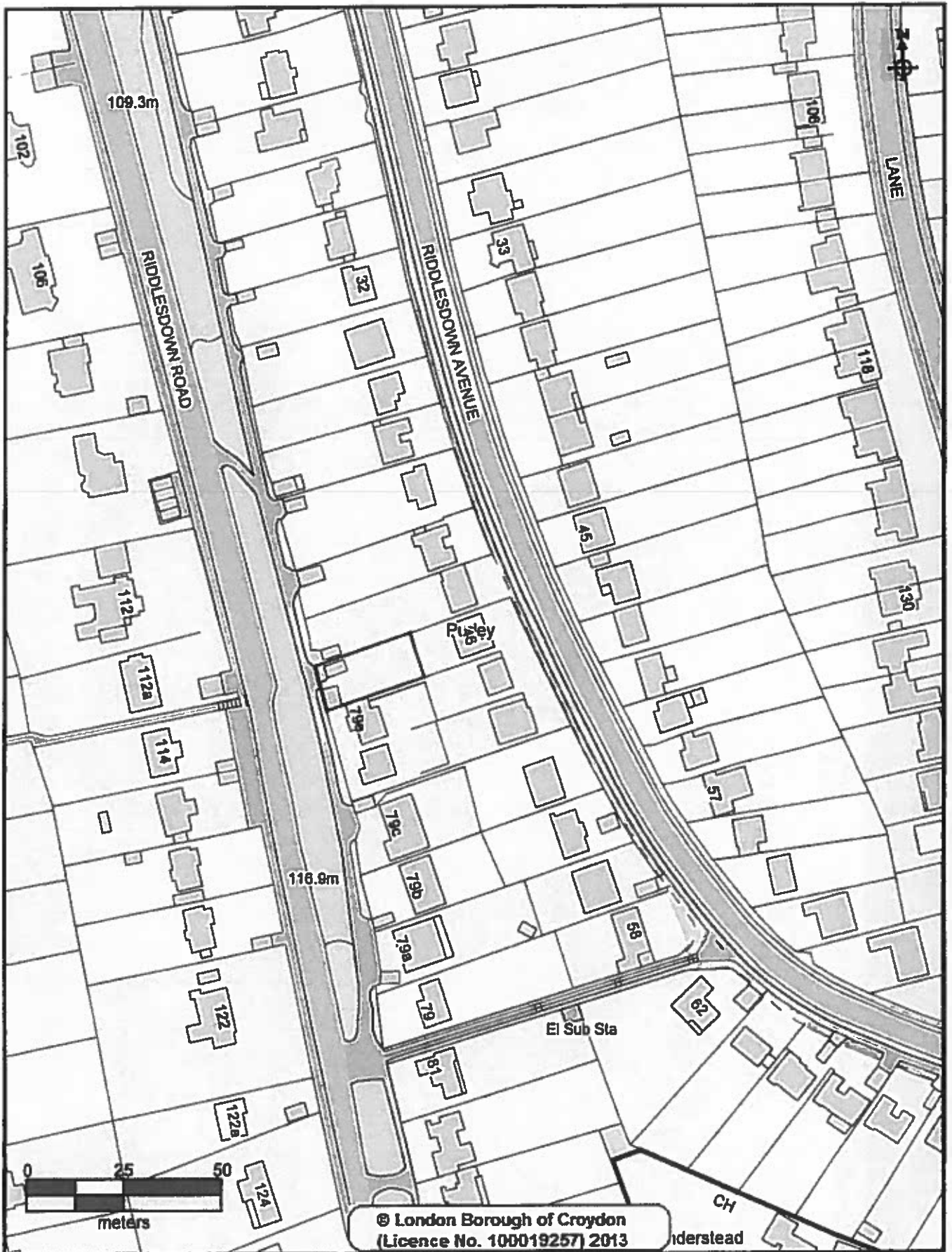
Impact on the Existing Residential Occupier

- 7.8 The application property is a corner property and so has a slightly larger garden than is typical for the area. The out-building as constructed, leaves a 12.8m deep garden. This is considered acceptable for this two storey single family dwelling house.

Conclusions

- 7.9 Objections have been raised on the basis of loss of trees. No trees which benefit from a Tree Preservation Order at the site would be affected by the proposal.
- 7.10 All other relevant policies and considerations, including equalities, have been taken into account. Planning permission should be approved for the reasons set out above. The details of the decision are set out in the RECOMMENDATION.

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London Borough Croydon

13-Sep-2016



PART 6: Planning Applications for Decision

Item 6.5

1 APPLICATION DETAILS

Ref: [16/02755/P](#) (*link to related documents in the 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 27/09/16
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 and hard/soft landscaping
- 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) Construction Logistics Plan to be approved
- 8) Details to be approved of how development shall achieve carbon dioxide emissions of 19% beyond 2013 building regulations
- 9) Water use target of 110 litres per head per day to be achieved
- 10) 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 46 Riddlesdown Avenue
- 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 for the garage
- 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

Site and Surroundings

- 4.2 The application site comprises part of the rear garden of 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. 46 Riddlesdown Road 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 46 Riddlesdown Avenue 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, 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 – recommended for approval as set out elsewhere in this agenda

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]
- Bonfires are taking place on site [OFFICER COMMENT: This is not material to the determination of the application and is an Environmental Health issue]

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 79e Riddlesdown Road adjacent, ensuring the

development appears in keeping with its neighbour. Whilst the width of the proposed building would be larger than 79e Riddlesdown Road, 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 overly 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 79e Riddlesdown Road, 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 garages to the north, sited directly on the site boundary fronting the Riddlesdown Road access. As such, it is not considered this appearance would be so detrimental to the character of the area 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 Riddlesdown Road 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 79e Riddlesdown Road 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 Riddlesdown Road, it is not considered there would be any harm to the light and outlook into the rear windows of this neighbouring property. There are no side windows in the flank wall of 79e

Riddlesdown Road 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 this neighbouring property.

- 7.10 The proposed dwelling would have a rear garden depth of around 10m and a separation distance from the main rear wall of 46 Riddlesdown Avenue (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 46 Riddlesdown Avenue.
- 7.11 The building would be visible in oblique views from the rear of 44 Riddlesdown Avenue, which is a two storey property with a greater separation distance given its siting in the streetscene. The rear garden area of 44 Riddlesdown Avenue contains a parking area. A planning application for a similar development within the rear garden of 44 Riddlesdown Avenue is currently under consideration by the Council (see planning history) and appears elsewhere on this agenda. 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 46 Riddlesdown Avenue access between their off street parking space and rear garden. Whilst this would be along the boundary with the application premises, 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. It is not considered the construction of the dwelling proposed to the rear of 46 Riddlesdown Avenue would prejudice the residential amenities of the adjoining occupiers of the neighbouring proposed dwelling, should this be granted planning permission. 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.
- 7.14 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

- 7.15 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 1m² 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.

- 7.16 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.
- 7.17 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

- 7.18 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.
- 7.19 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.
- 7.20 The layout of the parking area is similar to that seen on the neighbouring properties. The car port has been set back from the access road frontage to allow adequate vehicular turning space into the site. Access to the new unit would be via the 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.

- 7.21 With conditions, the development is considered to be acceptable from a parking and highways perspective.

Trees and landscaping

- 7.22 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'.

- 7.23 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

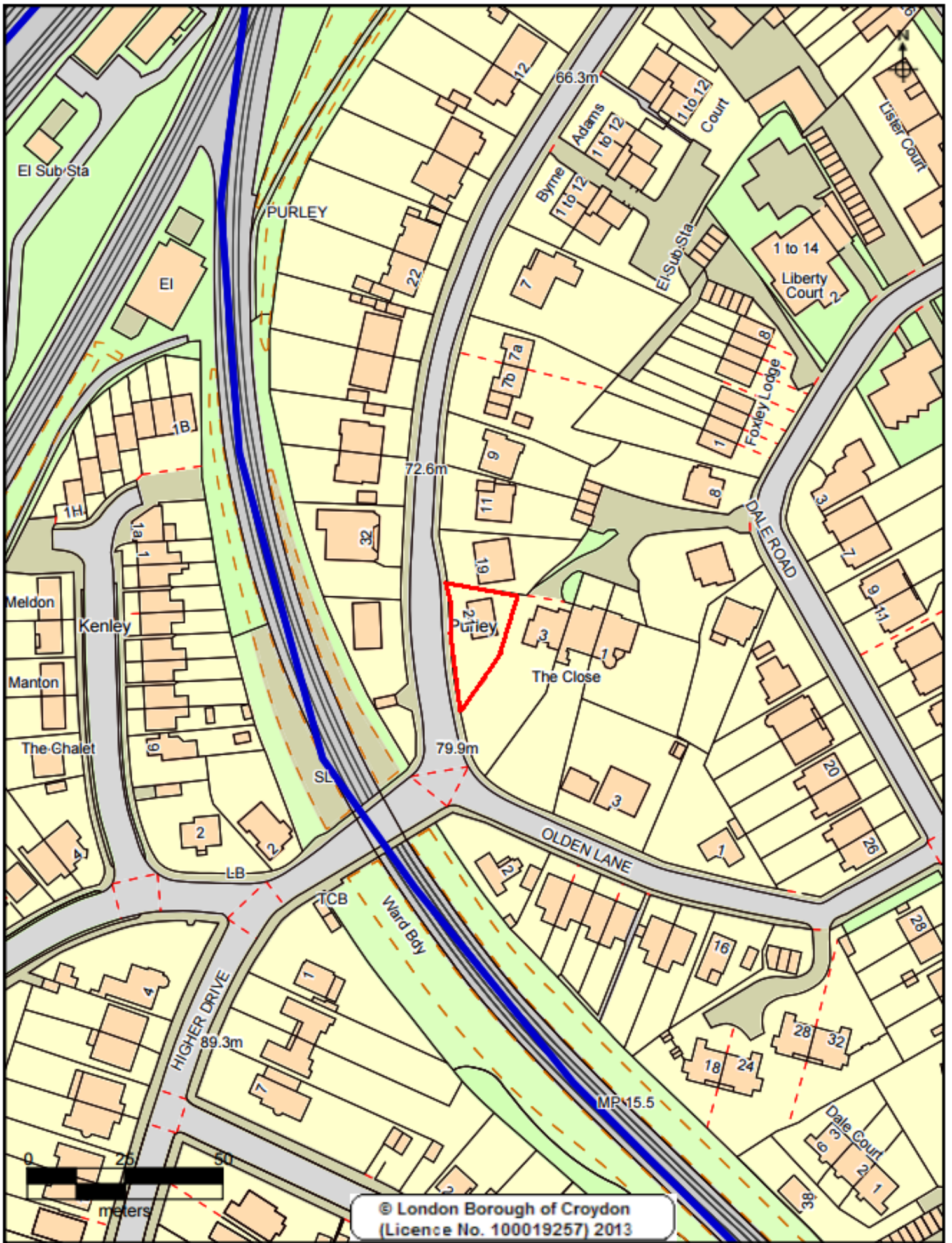
- 7.24 Representations have raised concern that the development will increase the risk of flooding in the local area. The site does not fall within a Flood Risk Zone defined by the Environment Agency. There is existing hard-standing and garage to the rear of the site. In this case the impact on flood risk is considered to be negligible and not sufficient to justify refusing planning permission.

- 7.25 Representations have raised concern that construction works including large vehicles will block the access road for other residents and cause damage to the highway. Whilst the site could reasonably be accessed from Riddlesdown Road which has unrestricted parking, it would be prudent to control details of construction through the approval of a Construction Logistics Plan – especially as two developments might well be implemented at the same time. Overall however, it is not considered that the development would affect highway safety along the access road.

- 7.26 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

7.27 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 6.6****1 APPLICATION DETAILS**

Ref: [16/03185/P](#) (*link to related documents in the Planning Register*)
Location: 21 Foxley Hill Road, (formally adjacent to 3 The Close, Dale Road), Purley, CR8 2HD
Ward: Purley
Description: Retention of two storey two bedroom detached dwelling and formation of pedestrian stepped access (revision of planning permission LBC Ref 11/00735/P – Allowed on appeal)
Drawing Nos: Location Plan, FHR/2016/005B, FHR/2016/006, FHR/2016/007, FHR/2016/008, FHR/2016/009, Existing Block Plan, Existing Elevations x2, Existing Plan
Applicant: Mr Ramnath
Agent: Mr Barron, Barron Planning Consultancy
Case Officer: Georgina Betts

- 1.1 This application is being reported to Planning Sub Committee because the Ward Councillor (Cllr Simon Brew) 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 two storey two bedroom detached dwelling and formation of pedestrian stepped access (revision of 11/00735/P – allowed on appeal) 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 (including the removal of part of the raised platform, the introduction of the ramped access alongside the boundary with 19 Foxley Hill Road and the provision of the refuse storage enclosure) and shall be completed within 3 months of the date of this planning permission and permanently retained thereafter.

- 2) Removal of permitted development – Classes A, B, C and E of Part 1 of Schedule 2

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 two storey two bedroom detached dwelling – not undertaken in accordance with planning permission (LBC Ref 11/00735/P)
- Alterations and retention of pedestrian stepped access (revision of LBC Ref 11/00735/P – allowed on appeal)
- Erection of a 1.8 metres fence to en

Site and Surroundings

- 4.2 The application site lies on the eastern side of Foxley Hill Road and is currently occupied by a two storey detached property sited substantially lower than the adjacent highway. The existing property was constructed in 2012 although the works undertaken on site did not comply with the drawings previously granted planning permission (on appeal).
- 4.3 The surrounding area is residential in character and comprises of detached and semi-detached properties within generous plots. The area is characterised by inter-war and post-war housing with a strong mix of styles. 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:

There is extensive planning history on this site and therefore the most relevant records are provided below.

11/00735/P – Planning permission was refused on 11th May 2011 for the erection of two storey two bedroom detached house; formation of pedestrian access and provision of associated cycle/refuse enclosures. The subsequent appeal was allowed on 9th November 2011. The Planning Inspector concluded that the proposal would not harm the character or appearance of the area or the living conditions of adjoining occupiers.

Unfortunately, the development was not undertaken in accordance with the approved drawings and since that time, the applicant has been carrying out various works in an attempt to in modify the retained property. In all situations, these attempts have not found favour with the local planning authority or the Planning Inspectorate.

13/01824/P – Planning permission was refused on 7th August 2013 for the erection of a two storey two bedroom detached house; formation of pedestrian access; provision of associated cycle/refuse enclosure and retention of retaining wall. This application sought to introduce a raised walkway from Foxley Hill Road. In dismissing the appeal on 17th March 2014, the Planning Inspector concluded that the raised walkway would have harmed the character and appearance of the surrounding area along with the living conditions of 19 Foxley Hill Road.

15/00521/P – Planning permission was refused on the 7th April 2015 for the retention of two storey two bedroom detached house with raised hard-standing; formation of pedestrian access and provision of associated cycle/refuse enclosure (amendment to 11/00735/P). This application was refused due to the harm caused to the adjoining occupiers.

15/02622/P – Planning permission was refused on the 4th August 2015 for the retention of a two storey two bedroom detached house with raised hard-standing; formation of pedestrian access and provision of associated cycle/refuse enclosure. The subsequent appeal was dismissed on 16th March 2016. The Planning Inspector concluded that the proposal would have detracted from the character and appearance of the area and would result in a significant loss of privacy.

It is part of this raised hard-standing that the current application is seeking to remove – thereby providing the ramped pedestrian access into the rear garden which was the initial intention (pursuant to the original 2011 grant of planning permission).

5 CONSULTATION RESPONSE

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

6 LOCAL REPRESENTATION

- 6.1 The application has been publicised by way of one or more site notices displayed in the vicinity of the application site. The number of representations received from neighbours, local groups etc in response to notification and publicity of the application were as follows:

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

- 6.2 The following Councillor made representations:

Councillor Simon Brew [objecting] on grounds of effects of the works on the neighbouring residential occupiers in terms of visual intrusion.

- 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 with the surrounding area
- Visual intrusion

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

- Failure to comply with the approved drawings [Officer Comment: while this point is noted this application seeks to overcome current breaches of planning control and the findings of previous Planning Inspectors]
- Danger from existing ramp, retaining walls etc [Officer Comment: concerns over the safety of the public highway are being dealt with by the Council's Highways Department. Concerns over the safety of the ramp on site should be raised with the Council Building Control Team who deal with dangerous structures].
- Errors within the application form [Officer Comment: these are noted and any approval/consideration will be clear as to what the LPA are considering]
- Additional windows shown in elevations [Officer Comment: such changes do not form part of this application and can be addressed in a relevant informative if considered necessary]

7 MATERIAL PLANNING CONSIDERATIONS

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

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

The impact of the development upon the character and appearance of the Surrounding area

- 7.2 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) is also relevant to this proposal.

- 7.3 The applicant seeks retrospective planning permission for the retention of a two storey two bedroom detached dwelling and formation of stepped pedestrian access to the ground level. As seen from the planning history, there are numerous records relating to this topic. Previous raised glazed walkways and large areas of raised hard-standing close to the boundary with 19 Foxley Hill Road has been refused and dismissed on appeal based on the harm caused to the character of the area and the amenities of these neighbours.
- 7.4 Given the sites steep topography the applicant has sought a resolution to the unauthorised land alterations but also seeks a solution to the storage or refuse and recycling bins. As a result, the applicant proposes to remove a large quantity of the unauthorised raised land level/hard-standing, whilst retaining part of this raised area (width - 2 metres and depth - 2.7 metres approximately) Given the sites steep access and topography the applicant proposes to use this area as a refuse/recycling storage area to allow for easy disposal/collection.
- 7.5 A 1.8 metre high post and rail fence would be provided to the northern and eastern edges with the existing 2 metre boundary fence to the west retained. As such, the raised area would be sufficiently screened from the surrounding area so as not to appear overly incongruous.
- 7.6 While the applicant has implied that the unauthorised land levels would be modified – to tie in more closely with what was granted on appeal back in 2011, it is recommended that a planning condition be imposed to a further planning permission, requiring these works to be undertaken within 3 months of the date of the decision notice. As the existing house (as built) still does not benefit from planning permission, it is also considered prudent to re-impose the previous planning condition to remove permitted development.

Residential amenities of the adjoining occupiers.

- 7.7 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.

- 7.8 Supplementary Planning Document No 2 states that any possible detrimental effect to surrounding neighbours and appearance and character of original house must be assessed.
- 7.9 In previous applications the principle of raised walkways and land levels were considered to be unacceptable, in view of the impact on the amenities of 19 Foxley Hill Road. While it is appreciated that a raised area of 2m x 2.7m would be retained as part of this application, this area would be sited approximately 3 metres at the nearest point to the boundary with the adjacent occupiers and any views to and from this raised area will be limited by the proposed 1.8 metre high fencing enclosure to the proposed refuse enclosures..
- 7.10 Given the separation distance and the fact the raised area would be enclosed thereby restricting outlook, the revised layout, with a more limited hard standing area, would not be considered to be unduly harmful to the residential amenities of 19 Foxley Hill Road.
- 7.11 In addition, the removal of a significant quantity of unauthorised land levels would improve the outlook from the habitable room windows of 19 Foxley Hill Road. Subject to these works being undertaken in a timely manner (as required by the recommended planning condition), the proposed development would be acceptable and would overcome previous concerns and issues raised on appeal.

Conclusions

- 7.12 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 6.7

1 APPLICATION DETAILS

Ref: [16/03789/P](#) (*link to related documents in the Planning Register*)
Location: 44 Riddlesdown Avenue, Purley, CR8 1JJ
Ward: Purley
Description: Erection of three bedroom detached house at rear
Drawing Nos: 002 Rev A (Proposed plans and elevations), 003 Rev A (Site and Block Plans) and 004 (Block plan relationship to neighbouring properties)
Applicant: Mr Mewies
Case Officer: Samantha Dixon

1.1 This application is being reported to the Sub 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
- 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) Hard and soft landscaping details and details of boundary treatment be submitted for approval
- 4) Materials as specified on the application form
- 5) Parking and access arrangements to be implemented prior to occupation of development and retained
- 6) Approval of Construction Logistics Plan
- 7) No windows in the northern and southern elevations other than as specified
- 8) Removal of permitted development rights for extensions
- 9) Details to be approved of how development shall achieve carbon dioxide emissions of 19% beyond 2013 building regulations
- 10) Water use target of 110 litres per head per day to be achieved
- 11) 3 year time commencement
- 11) 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) Code of practice on construction sites
- 4) 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:

- Erection of a detached three bedroom dwelling fronting Riddlesdown Road
- The plot frontage would be approximately 12m in width
- The proposed building footprint would be a maximum 9.9m in width and 11.2m in depth, and would be 4.8m in height to the ridge at the front (7.6m 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 two off-street parking spaces for the proposed dwelling, and one off-street parking space for the host dwelling (44 Riddlesdown Avenue) accessed via a footpath from the rear garden of 44 Riddlesdown Avenue.

Site and Surroundings

- 4.2 The application site comprises part of the rear garden of 44 Riddlesdown Avenue, which would be subdivided to facilitate construction of the new dwelling. The host dwelling is located on the western side of the site, fronting onto Riddlesdown Avenue. The rear garden rises steeply from front to rear. At the rear (the application site) is an area on hardstanding fronting an access road beyond which is a grass verge on the eastern side of Riddlesdown Road which also serves 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. 44 Riddlesdown Avenue is a two-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.
- 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, 46 Riddlesdown Avenue, is considered to be of relevance to this application:
- 16/02755/P – Demolition of garages at rear; erection of three bedroom detached house with carport fronting Riddlesdown Road – Currently under consideration – recommended for approval as set out elsewhere in this agenda

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: 18 Objecting: 13 Supporting: 5 Comments: 0

- 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 and outlook
- 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
- Increase in traffic along Riddlesdown Avenue and access road off Riddlesdown Road
- Access road not suitable for construction vehicles/activity or increases volume of traffic
- No pavement or street lights on access road
- Would set a precedent for other properties to be built to the north along Riddlesdown Road
- Increase in flood risk
- How would the occupiers of 44 Riddlesdown Road access the dedicated parking space?

Support

- These gardens are too large to maintain
- Stops large gardens becoming derelict
- Support as long as looks similar to other houses in this row

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

- 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]

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 [OFFICER COMMENT: Site notices were erected to advertise the application on 09/08/16, 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.

7.3 Policy 3.3 of the London Plan 2011(with 2016 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.

7.4 The development would see 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

7.5 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.

- 7.6 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 and 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 the dwellings to the south ensuring the development appears in keeping with its neighbours. Whilst the width of the proposed building would be larger than 79e Riddlesdown Road (the nearest built development to the south) plot widths of the properties along this side of Riddlesdown Road vary and separation distances of around 1m have been incorporated to either side boundaries ensuring the development does not appear overly cramped in relation to its plot. A similar application is being considered on the adjacent site at the rear of 46 Riddlesdown Avenue (LBC Ref 16/02755/P). The proposal is sufficiently in keeping with the character of the area to be acceptable, irrespective of whether that development goes ahead.
- 7.7 The building would be set back from the road by around 5.5m, continuing the prevailing building line of the properties on this side of the road. 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 44 Riddlesdown Avenue) is occupied by hardstanding this element is considered acceptable.

- 7.8 Given the above considerations, the proposed dwelling 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

- 7.9 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”.
- 7.10 The proposed dwelling would have a rear garden depth of around 10m and a separation distance from the main rear wall of 44 Riddlesdown Avenue (the donor property) of approximately 21m. 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 enjoyed by the host property.
- 7.11 The adjacent site 46 Riddlesdown Avenue has a current application for the erection of a detached dwelling which is similar in scale, depth and layout to this current proposal. The side elevations would have a similar depth and no windows are proposed in either building, ensuring the development would cause no loss of privacy or outlook to the new dwelling. There is a side access proposed along the southern boundary which would allow occupants of 44 Riddlesdown Avenue to access between their off street parking space and rear garden. Whilst this would be along the boundary with 46 Riddlesdown Avenue, this pathway would step down in line with the prevailing change in land levels. It is noted that the development at the rear of 46 Riddlesdown Avenue also proposes a similar footpath adjacent to this boundary. As such, there would be no side views from users of this pathway into the neighbouring property. A condition is recommended to ensure that boundary treatment is erected along this boundary and implemented prior to occupation of the development and retained in the form shown for the lifetime of the development.
- 7.12 The new building would have a separation distance of over 20m from the rear of the existing building 46 Riddlesdown Avenue. The impact on this property would be similar to the impact on the host property (as described above). If the new dwelling at the rear of 46 Riddlesdown Avenue is not constructed, the application site is north of 46 Riddlesdown Avenue and as such, the development would

cause no loss of light to this garden. It is noted that the rear part of the garden contains garages and is used for parking.

- 7.13 The building would be visible in oblique views from the rear of 42 Riddlesdown Avenue which a single storey property with well vegetated boundaries and the proposal would not unduly harm outlook from this property. The rear garden area of this property also contains a parking area and therefore the development would not cause any harmful loss of light to any sensitive space used for habitable or enjoyment purposes. The rear elevation of the new building would be over 20m from the rear of 42 Riddlesdown Avenue and therefore would cause no harmful loss of privacy. A condition could be imposed to ensure that no additional side facing windows are inserted into the building and that the existing boundary treatment is retained (or suitably replaced), to further protect the amenities of adjoining occupiers.
- 7.14 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

- 7.15 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 1m² 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.
- 7.16 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 174sqm. The internal layout is considered to be acceptable with adequate room sizes and a large open plan living, kitchen and dining area. 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.
- 7.17 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

- 7.18 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.
- 7.19 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. 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.
- 7.20 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 44 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 refuse storage area is shown to be situated to the front of the house and there would still be adequate room for vehicles to park to the front.
- 7.21 With conditions, the development is considered to be acceptable from a parking and highways perspective.

Trees and landscaping

- 7.22 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'.
- 7.23 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, hard and soft landscaping.

Other planning issues

- 7.24 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 acceptable and not sufficient to justify refusing planning permission.
- 7.25 Representations have raised concern that construction works including large vehicles will block the access road for other residents and cause damage to the highway. Whilst the site could reasonably be accessed from Riddlesdown Road which has unrestricted parking, the requirement for a construction logistics plan would be prudent in terms of the restricted access to the rear of the site and the need to maintain access for other residential occupiers..

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.