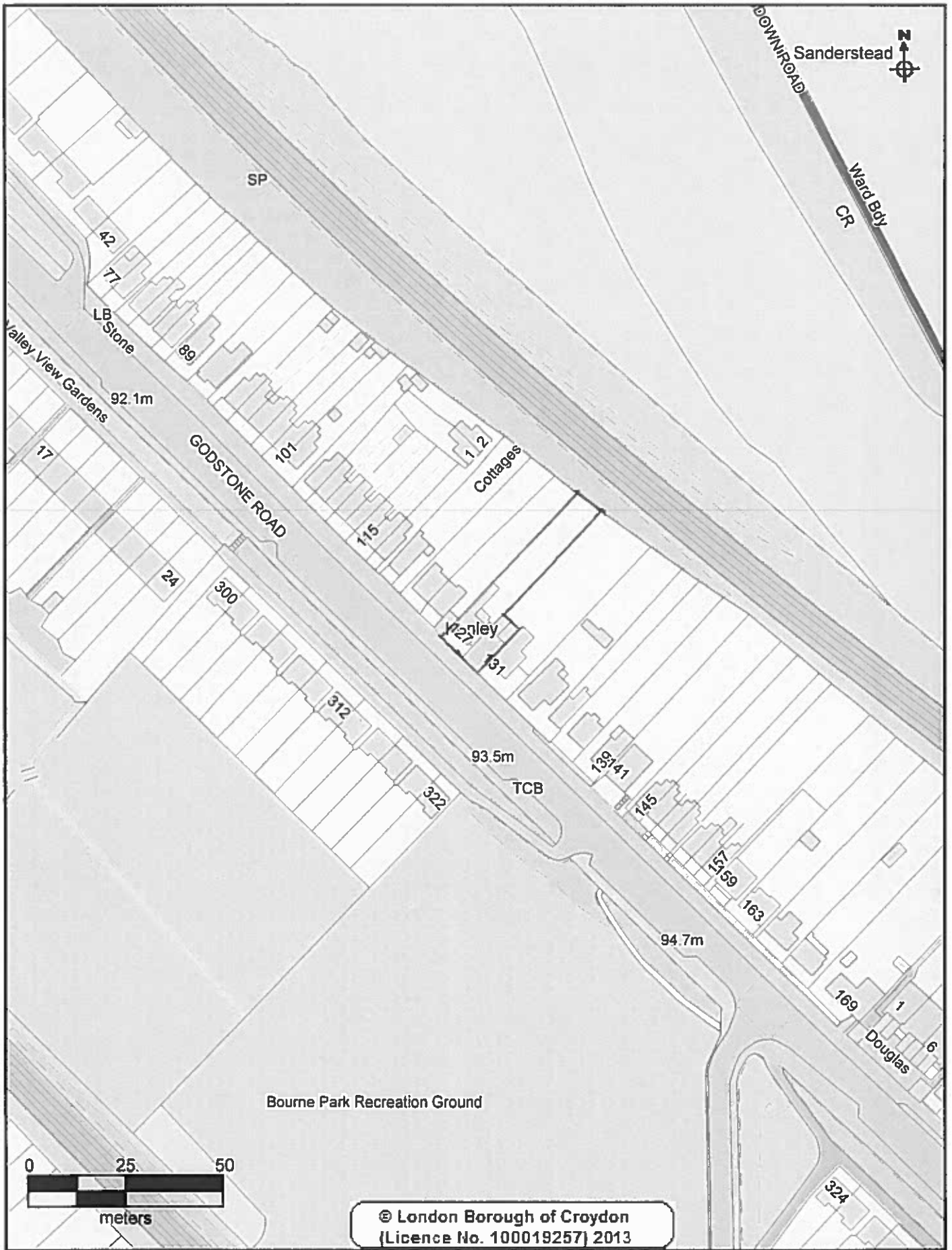


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**PART 6: Planning Applications for Decision**

**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.