

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 3rd November 2016 at the rise of Planning Committee but no earlier than 7pm**, 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
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www.croydon.gov.uk/agenda
25 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: <http://secure.croydon.gov.uk/akscroydon/mobile> - Select 'Meetings' on the opening page

AGENDA - PART A

1. Minutes of the meeting held on Thursday 20th 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 16/01650/P 80 Tollers Lane, Coulsdon, CR5 1BB

Erection of single/two storey side extension

Ward: Coulsdon East

Recommendation: Grant permission

6.2 16/02874/P 16 Smitham Downs Road, Purley, CR8 4NB

Erection of a two storey two bedroom house at rear; formation of vehicular access onto Woodcrest Road and provision of associated parking

Ward: Coulsdon West

Recommendation: That the Committee would have GRANTED planning permission had the Council had the opportunity to determine the application

6.3 16/03094/P 1 Reddown Road, Coulsdon, CR5 1AN

Alterations; conversion to form 4 two bedroom and 2 one bedroom flats; erection of basement and side extensions and dormer extension in front roof slope; alterations to vehicular access, provision of associated cycle and car parking; provision of bin store

Ward: Coulsdon East

Recommendation: Grant permission

6.4 16/03344/P 25 Shirley Hills Road, Croydon, CR0 5HQ

Use of property as a residential care home (Use Class C2) for up to 9 young adults with learning difficulties

Ward: Heathfield

Recommendation: Grant permission

6.5 16/03888/P Land R/O 31-33 Croham Valley Road, South Croydon, CR2 7JE

Erection of four bedroom single storey detached house with basement; provision of associated parking (without compliance with condition 7 - development to be carried out in accordance with approved plans - attached to planning permission 15/04683/P)

Ward: Selsdon & Ballards

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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Meeting held on Thursday 20th October 2016 at 5:30pm in The Council Chamber, The Town Hall, Katharine Street, Croydon CR0 1NX

MINUTES - PART A

Present: Councillor Paul Scott (Chairman);
Councillor Humayun Kabir (Vice-Chairman);
Councillors Joy Prince, Sue Winborn and Chris Wright

Also present: Councillors Maria Gatland, Donald Speakman, Steve O'Connell and Simon Brew

Apologies: (for lateness) Councillor Humayun Kabir

A67/16 MINUTES OF THE MEETING HELD ON THURSDAY 6TH OCTOBER 2016

RESOLVED that the minutes of the meeting held on Thursday 6 October 2016 be signed as a correct record.

A68/16 DISCLOSURE OF INTEREST

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

A69/16 URGENT BUSINESS (IF ANY)

There was none.

A70/16 EXEMPT ITEMS

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

A71/16 PLANNING APPLICATIONS FOR DECISION

6.1 15/04163/P 35 Croham Mount, South Croydon, CR2 0BR
Retention and erection of 2 metre high boundary fencing
Ward: Croham

(N.B. Councillor Humayun Kabir entered the Chamber at 5:44pm but did not take part in this item)

Mr Rayon Walters spoke as the applicant

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

After consideration of the officer's report, Councillor Chris Wright proposed and Councillor Paul Scott seconded **REFUSAL**, on the grounds of character and appearance, and the Committee voted, unanimously in favour (4), so permission was **REFUSED** for retention of the boundary fencing. The Committee hoped this would encourage ongoing dialogue to reach an acceptable solution on the corner of the site.

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

Erection of single storey detached building at rear

Ward: Purley

Mr Donald Marshall, a resident of Brancaster Lane, at the rear of the site, spoke in objection, representing a number of neighbouring properties

Councillor Donald Speakman, ward Member for Purley, spoke in objection on behalf of local residents

Following consideration of the officer's report and the addendum, Councillor Paul Scott proposed and Councillor Humayun Kabir seconded the officer's recommendation and the Committee voted, unanimously in favour (5), so permission was **APPROVED** for development at 21 Riddlesdown Avenue, Purley, CR8 1JH, with additional conditions regarding approval of materials (timber cladding) and retention and maintenance of existing landscaping.

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

Mr Adrian Cheale, a neighbour, spoke in objection

Councillor Steve O'Connell, ward Member for Kenley, spoke in objection, on behalf of local residents

The Committee wanted to investigate the situation regarding ownership of one of the garages included in the application, as the applicant claimed ownership of the entire site but Mr Cheale claimed ownership of one of the garages and had not been notified of the application by the applicant. Councillor Paul Scott therefore proposed and Councillor Humayun Kabir seconded **DEFERRAL**, pending verification of the situation, and the Committee voted unanimously (5) in favour.

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

Retention of single storey detached building at rear

Ward: Shirley

Ms Beverley Banton (property to rear) and Mr David Eveniss (next door neighbour) spoke in objection, on behalf of members of Spring Park Residents' Association

After having considered the officer's report and the addendum, Councillor Chris Wright proposed and Councillor Sue Winborn seconded **REFUSAL**, on the grounds of being out of character, obtrusive and detrimental to the amenities of neighbours, and the Committee voted, 2 in favour and 3 against, so this motion thereby fell.

The Committee then voted on a second motion, 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 outbuilding at 2 Douglas Drive, Croydon, CR0 8PS.

The Chair stressed that anyone with evidence of the building being used other than as a garage/outbuilding should contact Planning Enforcement.

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

Mr Brian Longman, Chair of Riddlesdown Residents' Association, spoke in objection, on behalf of local residents

Mr Paul Stephens spoke as the agent, on behalf of the applicant

After consideration of the officer's report and the addendum, Councillor Chris Wright proposed and Councillor Paul Scott seconded the officer's recommendation and the Committee voted, unanimously in favour (5), so permission was **APPROVED** for development at 46 Riddlesdown Avenue, Purley, CR8 1JJ, with a condition regarding a sustainable urban design solution, so rainfall onto forecourt will be caught and mitigated, rather than creating wider potential flooding risk, and an informative about liaison with the highways department regarding street lighting and other highways issues.

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

Erection of three bedroom detached house at rear

Ward: Purley

There were no speakers on this application.

After consideration of the officer's report, Councillor Paul Scott proposed and Councillor Chris Wright seconded the officer's recommendation and the Committee voted, unanimously in favour (5), so permission was **APPROVED** for development at 44 Riddlesdown Avenue, Purley, CR8 1JJ, with the same condition and informative as for item 6.5 above.

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

Mr Ron Urquhart, neighbour, spoke in objection

Mr Mark Ramnath spoke as the applicant

Councillor Simon Brew, ward Member for Purley, spoke in objection on behalf of local residents

After having considered the officer's report and the addendum, Councillor Humayun Kabir proposed and Councillor Paul Scott seconded the officer's recommendation and the Committee voted, 4 in favour and 1 abstention, so permission was **GRANTED** for retention of the development at 21 Foxley Hill Road, Purley, CR8 2HD but with an additional condition about screening to reduce overlooking into a bedroom at No.19.

MINUTES - PART B

None

The meeting ended at 7:32pm

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

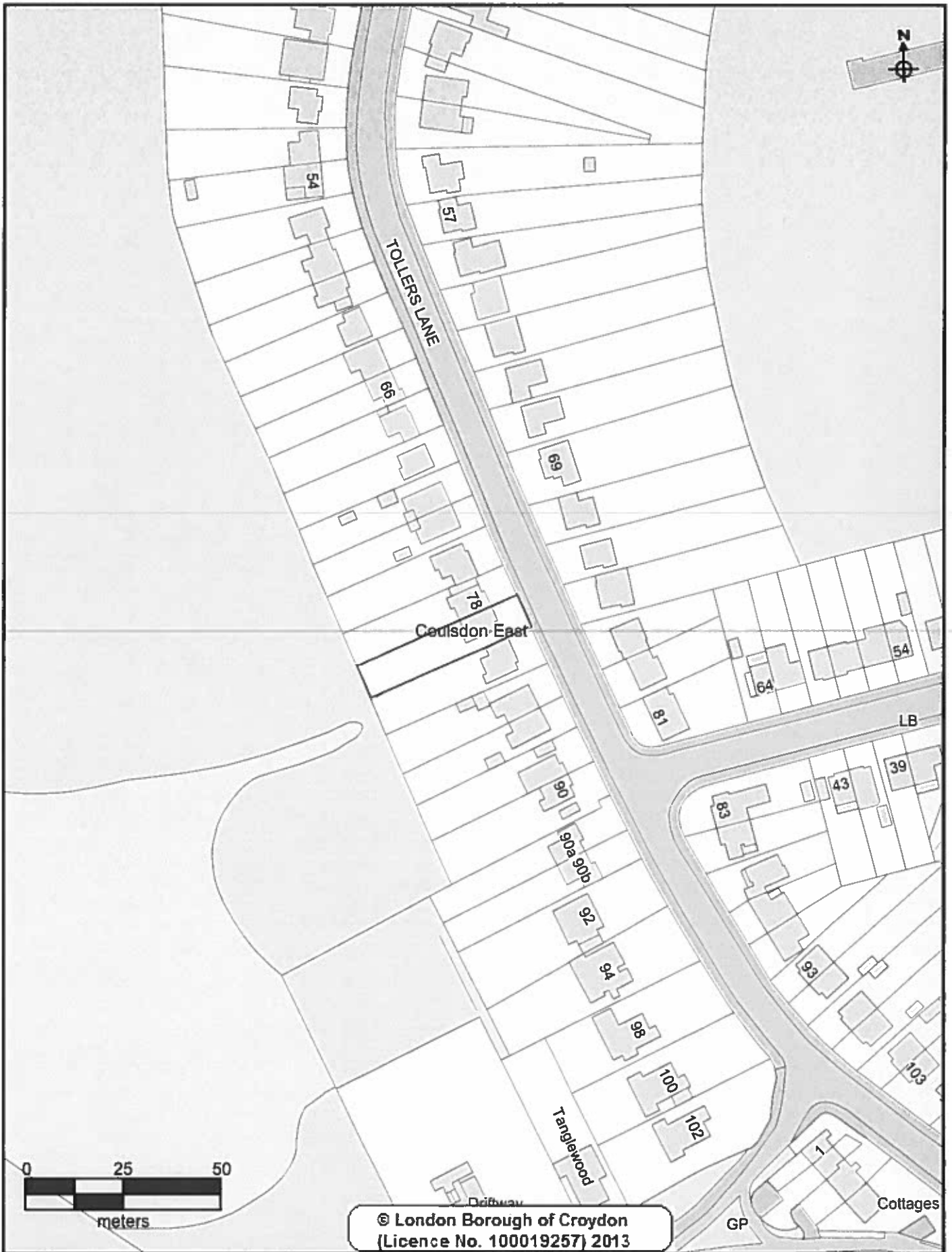
- 5.1 The Council's constitution allows for public speaking on these items in accordance with the rules set out in the constitution and the Chair's discretion.

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: [16/01650/P](#) (*link to relevant documents on the Planning Register*)
 Location: 80 Tollers Lane, Croydon CR5 1BB
 Ward: Coulsdon East
 Description: Erection of single/two storey side extension
 Drawing Nos: 80_TL 11 rev D, 80_TL 12 rev C, 80_TL 13 rev C
 Applicant: Mrs Armstrong
 Agent: A. D. Architectural Design Ltd
 Case Officer: Hayley Crabb

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

2 SUMMARY OF KEY REASONS FOR RECOMMENDATION

- The proposed development would not have a detrimental impact on the character of the dwelling or the surrounding area, resulting in a subordinate extension as required by Supplementary Planning Document 2 “Residential Extensions and Alterations” (SPD2).
- The development would not have a detrimental impact to the amenity of adjoining occupiers.

3 RECOMMENDATION

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

Conditions

- 1) Development to be carried out in accordance with approved drawings
- 2) Construction details of gutter to be submitted and agreed
- 3) Not to be used as a separate unit
- 4) Materials to match the existing
- 5) Commence within 3 years
- 6) Any other planning condition(s) considered necessary by the Director of Planning and Strategic Transport

Informatives

- 1) Removal of site notices
- 2) Any other informative(s) considered necessary by the Director of Planning and Strategic Transport

4 PROPOSAL AND LOCATION DETAILS

Proposal

4.1 The proposal is for the erection of a single/two storey side and rear extension and the enlargement of a dropped crossing. In detail:

- The side extension would be 2.5m wide, 1.5m from the furthest point forward of the existing property, 1m set back from the main front elevation and with a dropped ridge of approximately 0.5m. It would be depth of the existing house, which is approximately 0.75m deeper than 82 Tollers Lane.
- The single storey extension would replace part of an existing detached garage and attach it to the main house
- The dropped crossing would be extended to 6m in width at the front

Site and Surroundings

4.2 The proposal is a two storey semi-detached property in a residential area generally characterised by detached and semi-detached residential properties. The application site has a catslide roof which comes to the ground floor above the existing porch. The street is made up of a variety of house types and most are not of this style; there is a mixed appearance to the streetscene.

Planning History

4.3 There is no planning history specific to this site which is of relevance.

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: 3 Objecting: 4

6.2 The following local groups/societies made representations:

- Old Coulsdon Residents Association [objecting]

6.3 The following Councillor made representations:

- Councillor Bird [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

- The proposal represents overdevelopment and does not enhance the streetscene and results in the appearance of a terrace
- The proposal is not set back sufficiently and extends to the rear
- The proposal would result in additional parking

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

- The proposal could devalue properties (OFFICER COMMENT: property price is not material)
- The proposal would result in maintenance difficulties for the neighbouring property (OFFICER COMMENT: this is a civil matter between parties)
- The proposal could impact on the foundations of the neighbouring property (OFFICER COMMENT: this is covered by the Party Wall Act)
- Proposal would result in a separate unit (OFFICER COMMENT: the application is for a an extension to the existing house)

7 MATERIAL PLANNING CONSIDERATIONS

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

1. Character and appearance of the street
2. Impact on residential amenity
3. Highways and parking

Character and appearance of the street

7.2 Policy UD2 of the Unitary Development Plan (UDP) states that development should reinforce and respect the existing pattern of development and amongst other things, address the street to provide active frontages. SP4 of the Croydon Local Plan: Strategic Policies (CLP1) sets out that developments should be informed by the character of the area. SPD2 “Residential Extensions and Alterations” provides guidance on house extension design. It sets out that side extensions should be one third of the width of the existing house. They should also avoid creating a terracing effect and should be subservient to the host property. It suggests that these should be achieved by dropping the ridge line and setting the front elevation back from the main front elevation by 1.5m.

7.3 It should be noted that there are a variety of different house types and frontage widths along Tollers lane.

7.4 The extension would be less than a third of the width of the house and would be of a similar width to the existing rhythm of the building. The width of the proposal in principle is therefore considered to be acceptable.

7.5 The dominant roof form of the existing house is the catslide element of the roof. This forms the main front elevation due to the existing design of the property. The two storey side extension would be 2.5m wide (up to the side boundary of the site) and set back from the front elevation by 1.5m from the furthest forward existing front

elevation and 1m from the main front elevation. The ridge would be approximately 0.5m below the main ridge.

- 7.6 The proposal would be to the side boundary of the site and so would change the appearance of the two properties. The set back from the front elevation and dropped ridge line result in an extension subservient to the main house and legible as an extension. The neighbouring property is slightly in front of the front elevation of the application site, resulting in the proposal being less visible when approaching the site from the west. The terracing effect is considered to be on balance acceptable.
- 7.7 The originally proposed box gutter has been removed via amended plans and so the appearance of the proposal is considered acceptable. A condition is recommended to agree the construction details of the gutter.

Impact on residential amenity

- 7.8 As well as the above mentioned policies, policy UD8 of the UDP states that the impact of development on adjoining properties should protect residential amenity with regards to privacy, light and outlook. SPD2 states that single storey rear extensions should not be deeper than 3m depth to achieve this and that two-storey rear extensions are generally unacceptable.
- 7.9 The two storey element of the proposal would be the same depth as the existing house, which is approximately 1m deeper than the neighbouring property. Considering the orientation of the property and the location of windows in the neighbouring property's rear elevation, this is not considered to give rise to a significant impact on the neighbouring property.
- 7.10 The single storey rear extension would be 3m in depth from the original rear elevation, behind the proposed side extension. As such, it is in accordance with the general guidance. The roof form is not considered to give rise to a significantly impact on the neighbouring property so the impact on residential amenity is considered to be acceptable.

Other Planning Issues

- 7.11 Concerns have been raised about the formation of a separate unit. The proposal is for an extension to a house and the submitted plans show that it would be accessible from the main house on both levels. A condition is recommended to ensure that it is used as one unit.
- 7.12 The application originally included the enlargement of the existing dropped cross over. The site is not on a classified road, there is no existing boundary fence at the front of the property and the hardstanding is already in existence. This element of the proposal does therefore not require planning permission.

Conclusions

- 7.13 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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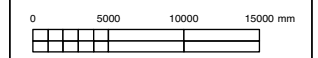


Revision notes:
First Issue. 31/5/16 Planning submission.

PROJECT:
**16 SMITHAM DOWNS ROAD
COULSDON CR8 4NB**

DRAWING TITLE:
BLOCK PLAN

JOB NO: 16/0010	DRAWING NO: 107
SCALE: 1:500@A4	REVISION:



DATE: 19/5/2016	DRAWN BY: TV
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AVA
DESIGN AND PLANNING

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PART 6: Planning Applications for Decision

Item 6.2

1 APPLICATION DETAILS

Ref: [16/02874/P](#) (*link to relevant documents on the Planning Register*)
 Location: 16 Smitham Downs Road, Purley, CR8 4NB
 Ward: Coulsdon West
 Description: Erection of a two storey two bedroom house at rear; formation of vehicular access onto Woodcrest Road and provision of associated parking
 Drawing Nos: 101, 102, 103, 104, 105, 106, 107
 Applicant: Mr Beaumont
 Agent: San Adofo, ESJ Partnership
 Case Officer: Ross Gentry

1.1 This application is being reported to committee because the ward councillor (Cllr Mario Creatura) 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 development would provide an additional housing unit fronting onto Woodcrest Road, which is acceptable in principle
- The proposed development would have an acceptable design and sit well within the street scene and established character of the surrounding area.
- The development would have an acceptable relationship with 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 This application has run over the 8 week period and the applicant has chosen to exercise their right of appeal against non-determination.

3.2 Therefore the recommendation is that the Committee would have GRANTED planning permission had the Council had the opportunity to determine the application.

3.3 Had the Council been able to issue a decision to grant planning permission, the Director of Planning and Strategic Transport would have utilised her 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, finished floor levels
- 3) Details of hard and soft landscaping to be submitted
- 4) Materials as specified in the application
- 5) Parking and access arrangements to be implemented prior to occupation of development and retained
- 6) No windows in the northern and southern elevations other than as specified
- 7) Removal of permitted development rights for extensions
- 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
- 11) Any other planning condition(s) considered necessary by the Director of Planning and Strategic Transport

Informatives

- 1) Community Infrastructure Levy
- 2) Removal of Site Notices
- 3) 'Control of Pollution and Noise from Demolition and Construction Sites'
- 4) Recommendation for an Ultra Low NOx Boiler
- 5) Noise standard for living rooms and bedrooms
- 6) Any other informative(s) considered necessary by the Director of Planning and Strategic Transport

3.4 This report will represent the Council's position in respect of the ongoing appeal.

4 PROPOSAL AND LOCATION DETAILS

Proposal

4.1 Full planning permission is sought for:

- Erection of a two storey two bedroom house at rear, fronting Woodcrest Road
- Formation of vehicular access onto Woodcrest Road
- Provision of parking for two cars

Site and Surroundings

4.2 The application site is formed from part of the rear garden belonging to 16 Smitham Downs Road, which lies on the northern side of the road and on the corner to the entrance to Woodcrest Road. The proposed site would have its frontage onto Woodcrest road. The existing plot is occupied by a large detached two-storey house in single family occupancy (the donor property). The existing site measures roughly 24.5m wide and 42.5m deep.

4.3 The local vicinity is characterised by mainly detached dwellings on comfortably sized plots. There is a variety in architectural styles. Dwellings are generally well spaced. There is a rise in land along Smitham Downs Road towards the west and a slightly incline to the north into Woodcrest Road. The proposed plot is slightly elevated compared to the donor property.

Planning History

4.4 The following planning decisions are relevant to the application:

08/00956/P Erection of three bedroom detached chalet bungalow at rear fronting Woodcrest Road with integral garage; formation of vehicular access and provision of associated parking

Refused on grounds of:

- 1) Cramped form of development out of keeping with the spacing of buildings in the locality and inappropriate design
 - 2) Detrimental to the amenities of the occupiers of the host property
- Appeal submitted and withdrawn

5 CONSULTATION RESPONSE

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

6 LOCAL REPRESENTATION

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

No of individual responses: 14 Objecting: 14 Supporting: 0

6.2 The following local groups/societies made representations:

- Purley and Woodcote Residents Association [objecting]

6.3 The following Councillor made representations:

- Councillor Cllr Mario Creatura [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

- Overdevelopment
- Plot too small
- Inappropriate back-garden development
- Out of character with surrounding area
- Detrimental to street scene
- Does not respect urban grain, plot sizes and development pattern of the area
- Increased density
- Host property would have an insufficient garden
- Loss of garden land
- Loss of trees
- Loss of privacy and light to surrounding properties
- Visually overbearing impact

- Disruption to adjoining properties
- Congestion on a busy road junction
- Road safety issues
- Parking pressure
- Previous refusal and reasons still valid
- Set a precedent
- No landscaping plans

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

- OS map inaccuracies (OFFICER COMMENT: this relates to a house outside the application site of which officers are aware and have taken into account)
- Motivated by profit (OFFICER COMMENT: not a material consideration)
- Issues raised around other sites (OFFICER COMMENT: not material to the determination of this application)

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
- 3) 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 matters

The principle of development

7.2 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. Policies H2 and H5 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 subdivision of the plot for the erection of a detached dwelling to the rear, fronting Woodcrest 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 states 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 house would be two storeys in height with a cat slide roof containing a small dormer to the southern elevation and would be relatively modest in scale when compared to others in the vicinity. Given the variety of styles and sizes of properties in the surrounding area this is considered acceptable.
- 7.6 The proposal would have a plot width that would be respect others within Woodcrest Road and Manor Wood Road, with separation to the boundaries consistent with others in the area. The building line would align with number 1a and beyond on this side of Woodcrest Road.
- 7.7 A mixture of hard and soft landscaping is proposed to the frontage, provided space for 2 off street car parking spaces. This is very characteristic of the area and is acceptable.
- 7.8 It is acknowledged that 08/00956/P was refused, in part, on character grounds; it must be noted that this decision was 8 years ago. Bearing in mind the NPPF and its 'presumption in favour of sustainable development' as well as housing need, in combination with the differences from that 2008 scheme, the current scheme has overcome the previous grounds for refusal.
- 7.9 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

- 7.10 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".

- 7.11 Firstly, dealing with the host property, it is acknowledged that 08/00956/P was refused, in part, due to impact on number 16 Smitham Downs Road. The 15m separation and provision of a cat slide roof to the southern elevation, as well as the sole window serving a bathroom in the side dormer which would be obscurely glazed, means this scheme has overcome the previous grounds for refusal. The relationship with the host property would be acceptable.
- 7.12 The rear of the proposed building would protrude beyond the rear wall of no.1a, although this would be at a lower level and the separation distance between these buildings would be acceptable. Furthermore, there are no windows in the flank elevation of 1a Woodcrest Road. It is not considered that the proposal would cause detriment to the amenities enjoyed by the occupiers of no.1a.
- 7.13 The proposed house would be set between 10.3m and 8.2m from the side boundary of 18 Smitham Downs Road at ground floor. The upper floor rear units (serving the rare bedroom) would be over 10m from the rear boundary. Given the similar arrangement number 18 Smitham Downs Road has with 1a Woodcrest Road and the separation to the house, it is considered a ground for refusal could not be substantiated.
- 7.14 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.
- 7.15 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

- 7.16 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.
- 7.17 The proposed dwelling would comfortably exceed the minimum GIA requirements for two bed two storey units in the Nationally Described Space Standards (2015). The minimum gross internal floor area requirement for a two bedroom four person two storey unit as set out in the Nationally Described Space Standards (2015) would be 79sqm.
- 7.18 The gross internal floor area of the proposed dwelling would be approximately 111sqm. The internal layout is considered to be acceptable with adequate room sizes and outlook. Substantial private amenity space is provided for both the proposed unit, and the donor property. The development is considered acceptable in terms of living conditions of future occupiers.
- 7.19 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

- 7.20 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.
- 7.21 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. 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.
- 7.22 It is not considered the addition of a two bedroom unit would have a significant impact on local parking facilities, with the parking provision outlined. The development is considered acceptable in this respect.
- 7.23 The width of the new crossover should be no wider than 3.6m. In order to provide for pedestrian safety, visibility splays measuring 1.5m x 1.5m should be provided and maintained behind the back of the footway on both sides of the vehicular access, with no obstruction above the height of 0.6m. Detail of refuse storage is also required. These matters could be dealt with by planning condition and are recommended within 3.3 of this report.

Trees and landscaping

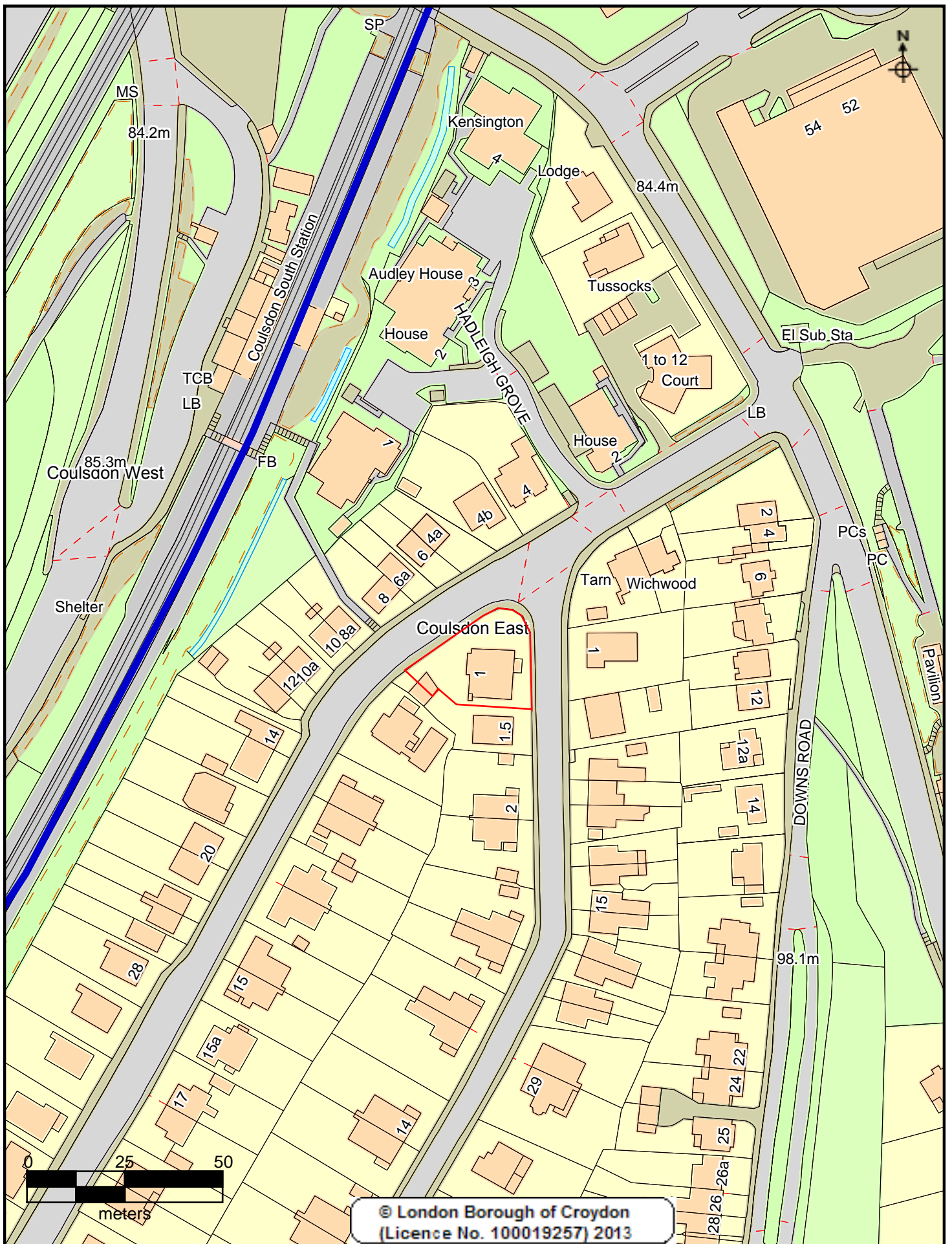
- 7.24 Chapter 11 of the NPPF seeks to conserve and enhance the natural environment. Saved Croydon Plan Policy UD14 states that landscape design should be considered as an integral part of any development proposals. London Plan Policy 7.21 states that existing trees of value should be retained and any loss as a result of the development should be replaced following the principle of 'right place, right tree'.
- 7.25 There are a number of small trees and 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 landscaping condition is recommended to ascertain full details of hard and soft landscaping as well as proposed boundary treatments.

Other planning matters

- 7.26 A condition should be imposed requiring the submission of a detailed energy strategy (to include an Energy Assessment) for the approval of the local planning authority prior to commencement of work. The energy strategy shall demonstrate how the development shall achieve a reduction in carbon dioxide emissions of 19% beyond the 2013 Building Regulations.

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 6.3

1 APPLICATION DETAILS

Ref: [16/03094/P](#) (*link to relevant documents on the Planning Register*)
 Location: 1 Reddown Road, Coulsdon, CR5 1AN
 Ward: Coulsdon East
 Description: Alterations; conversion to form 4 two bedroom and 2 one bedroom flats; erection of basement and side extensions and dormer extension in front roof slope; alterations to vehicular access, provision of associated cycle and car parking; provision of bin store.
 Drawing Nos: 03799-MH100 Rev A, 03799-MH101 Rev E, 03799-MH102 Rev E, 03799-MH103 Rev F, 03799-MH104 Rev E, 03799-MH105 Rev G, 03799-MH106 Rev A, 03799_MH107 Rev B
 Applicant: Mr Broad
 Agent: Mr Drew
 Case Officer: Dan Hyde

- 1.1 This application is being reported to committee because the ward councillor (Cllr Maragret Bird) 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

- 2.1 The proposed conversion would be acceptable in principle and would provide adequate accommodation for future occupiers.
- 2.2 The development would not harm the street scene, the amenities of the adjoining occupiers or parking arrangements on site.

3 RECOMMENDATION

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

Conditions

- 1) The works shall be carried out wholly in accordance with the submitted plans
- 2) A landscaping plan should be submitted and implemented
- 3) Visibility splays should be submitted and implemented
- 4) Matching materials to be used
- 5) Commence the development within 3 years of the date of this decision
- 6) Any other planning condition(s) considered necessary by the Director of Planning & Strategic Transport

Informatives

- 1) Site notice removal
- 2) Community Infrastructure Levy
- 3) Any other informative(s) considered necessary by the Director of Planning & Strategic Transport

4 PROPOSAL AND LOCATION DETAILS

Proposal

- 4.1 The applicant seeks full planning permission for the:
- Alterations and conversion to form 4 two bedroom and 2 one bedroom flats;
 - Erection of basement and side extension;
 - Dormer extension in front roof slope;
 - Alterations to vehicular access;
 - Provision of associated cycle and 4 car parking spaces;
 - Provision of bin store.

Site and Surroundings

- 4.2 The application site lies on the south eastern side of Reddown Road and is currently occupied by a two storey detached property sited on the corner of Reddown Road and Fairdene Road. The land levels on site fall from north east to south west.
- 4.3 The surrounding area is residential in character and comprises detached, semi-detached, terraced and flatted properties within various sized plots. The application site is of a unique architectural style to the surrounding properties and is set in a prominent location.
- 4.4 There is Archaeological Priority Zone constraints affecting the application site.

Planning History

- 4.5 There is no 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 Historic England submitted a representation stating that there was no archaeological requirements were needed.

6 LOCAL REPRESENTATION

- 6.1 The application was publicised on 7/7/2016 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: 13 Objecting: 13 Supporting: 0

6.2 The following local groups/societies made representations:

- The East Coulsdon Residents Association [objecting]

6.3 The following Councillor made representations:

- Councillor Margaret Bird [objecting]

6.4 Amendments to the application were received through the application process; the application was re-advertised in the same locations as the first site notices. The number of representations received from neighbours, local groups etc in response to notification and publicity of the amendments were as follows:

No of individual responses: 3 Objecting: 3 Supporting: 0

6.5 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

- Overdevelopment of the site
- Loss of privacy to the neighbouring occupiers
- Detrimental to the street scene
- Substandard accommodation
- Noise and disturbance during construction
- Impact on flooding
- Infrastructure incapable of handling development
- Impact on parking

7 MATERIAL PLANNING CONSIDERATIONS

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

1. The impact of the proposed development upon the character and appearance of the surrounding area and original building.
2. The impact of the proposed development on the amenities of adjoining occupiers.
3. The amenities of future occupiers of the site.
4. The impact of the proposed development on the parking arrangements on site
5. Other matters

The impact of the proposal upon the character and appearance of the surrounding area and original building

7.2 London Plan 2011 policies 7.4 and 7.6 state that new development should reflect the established local character and should make a positive contribution to its context.

Policies SP4.1 and SP4.2 of the Croydon Local Plan: Strategic Policies 2013 require development to be of a high quality respecting and enhancing local character and informing the distinctive qualities of the area. Policy UD2 and UD3 of the Croydon Replacement Unitary Development Plan (The Croydon Plan 2006) Saved Policies 2013 require proposals to reinforce the existing development pattern and respect the height and proportions of surrounding buildings. Supplementary Planning Document No. 2: Residential Extensions and Alterations (SPD2), requires side extensions to be subordinate to the existing building.

- 7.3 The application is in need of repair and as such it is considered that the alterations would be a welcome change to the property. The extensions and alterations that are proposed to the western elevation, facing Reddown Road are considered to be acceptable additions to the street scene. The basement would see the continuation of the bay window feature which would be reasonable addition to the property and is of an acceptable design. The balcony proposed for this elevation would also be an acceptable design, and would be a subservient addition to the property as it would not dominate this elevation. The final addition to this elevation would be the two storey extension to serve the basement and ground floor, this extension is relatively small in size and as such would not have a detrimental impact on the street scene or the original building.
- 7.4 The most significant alteration to the northern elevation is the dormer extension in the roof slope. This elevation is visible from the street and as such the design of the dormer needs to be carefully considered. The proposed dormer would respect the architectural features of the original building and would be an asset to the street scene and is supported.
- 7.5 The eastern elevation would see a 4m deep ground floor single storey extension and windows inserted. As such the only discernible impact that could affect the original building and the street scene would be the extension. The changes in land levels would result in the majority of the extension being below street level and as such it is not considered that there would be a detrimental impact from the proposal on the street scene. The design of the extension would be subordinate to the original building and the roof form would respect the original building, as such this element of the proposal is acceptable.
- 7.6 There are minimal alterations to the southern elevation, except from what can be seen of the 4m deep extension as mentioned in paragraph above. As such it is not considered that there would be any detrimental impact on the original building or the surrounding street scene from the proposal.
- 7.7 The other elements of the proposal that can be seen from the street include the front hard standing, cycle and bin stores. The extent of hard standing is considered acceptable given the predominance of frontage car parking along Reddown Road, the removal of the existing flat roofed garage and the potential for additional soft landscaping to soften the appearance. The cycle and bin stores have been carefully considered to be as discreet and have as a minimal impact as possible on the street scene, which can be further enhanced by soft landscaping.
- 7.8 The landscaping has not been detailed in the application; it is considered that this can be secured in a pre-commencement condition as per the recommended conditions above in section 3.

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

- 7.9 Policy SP4.2 of the Croydon Local Plan: Strategic Policies 2013 requires development to enhance social cohesion and well-being. Policies UD8 and EP1 of the Croydon Replacement Unitary Development Plan (The Croydon Plan 2006) Saved Policies 2013 relate 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 and the Control of Potentially Polluting Uses specifically in regards to air pollution through noise, dust, vibration, light, heat or radiation. Supplementary Planning Document No2 states that any possible detrimental effect to surrounding neighbours and appearance and character of original house must be assessed.
- 7.10 A key relationship is to no. 1 and a half Fairdene Road. This property has two upper floor dormer windows in the northern elevation facing the application site. These windows serve a kitchen and a living room. In this elevation at ground floor are the entrance and a high level obscure glazed window. The proposal would see the property extended at ground floor on the elevation facing Fairdene Road, to a depth of 4m. The separation distance between the application site and no. 1 and a half Fairdene Road being 4.5m and the land levels, it is considered that this part of the proposal would not have a detrimental impact on the occupiers of the neighbouring property. A new window is proposed to replace an existing door on this elevation (southern). As this would be a replacement for a door that currently exists it is not considered that this would give rise to any further loss of privacy than is already experienced on site. It has been raised in the objections that the proposed balcony could give rise to loss of privacy and overlooking; given the position of the western elevation and the inclusion of a privacy screen along the southern side, it is considered there would be no direct opportunity to overlook into 1 and a half Fairdene Road.
- 7.11 The alterations and extensions that are proposed on the western elevation would face onto Reddown Road. The proposed balcony could give rise to overlooking to no. 3 Reddown Road; however, a privacy screen is proposed and the side elevation of no. 3 has limited glazing and as such any overlooking to no. 3 from the balcony would not harm the residential amenities of the neighbouring occupiers. It is considered that the proposal would not have a detrimental impact on the residential amenities of the occupiers at no. 3 Reddown Road.
- 7.12 The bin store would be to the north of the application site; as such it is not considered that its impact would be detrimental to any of the adjoining occupiers Reddown Road or Fairdene Road as it would be well separated from neighbouring properties. The separation distance to properties on Faridene Road would be over 22m and over 40m to properties on Reddown Road.
- 7.13 The neighbouring occupiers on the opposite side of the road from the application would be a minimum of 24m from the application site. Given this separation the proposal would not have a detrimental impact on the occupiers on the opposite side of the road.
- 7.14 The only element of the proposal that would be visible from the north elevation would be the dormer extension in the roof slope. It is considered that this dormer would not

give rise to any overlooking to the neighbouring occupiers on the opposite side of the road due to the ample separation distance of approximately 30m.

- 7.15 It is accepted that use as flats would provide a degree of noise and disturbance to adjoining occupiers above that experienced from a single family dwelling house. However, the level of disturbance anticipated would not be beyond acceptable limits and so it is not considered that there would be a detrimental impact from the proposal in term of noise and disturbance.

The amenities of future occupiers of the site

- 7.16 Policy 3.5 of the London Plan 2015 (Consolidated with Alterations since 2011) states that new developments should be of the highest quality internally, externally and in relation to their context and to the wider environment. The Mayor of London's Housing Supplementary Planning Guidance (SPG) (2016) provides guidance on the quality of new housing and internal space standards. The Nationally Described Housing Space Standards sets out acceptable floor space for new developments. The SPG includes standards for all habitable rooms to have no less than 20% glazing of the internal floor area. Policy SP2.1 of the Croydon Local Plan: Strategic Policies (2013) applies a presumption in favour of development of new homes and Policy SP2.6 sets out the requirement for all new homes to achieve the minimum standards set out in the Mayor of London's Housing Supplementary Planning Guidance. Policy H2 of the Croydon Plan (2006) Saved Policies (2013) permits new housing development provided that it respects the character of residential areas.
- 7.17 Flats 1 to 4 are proposed to be 2 bedroom 3 person accommodation. Flat 2 is over the space standard of 61m², while Flats 1, 3 and 4 would fall marginally below this requirement (between 1m² and 5m²). Given that this is a conversion scheme and the fact most flats are dual aspect, the marginal deficit is not considered grounds for refusal. Flats 5 and 6 are both 1 bedroom, and both would exceed the standards for a 1 bedroom 1 person flat and as such would be acceptable.
- 7.18 Flats 1, 2 and 6 would have private amenity space in the form of private gardens or a balcony. The remaining 3 flats would have a shared amenity space to the north of the application property, all shared and private amenity spaces are considered large enough to not have a detrimental impact on their amenities of the future occupiers.

The impact of the proposal on the parking arrangements on site

- 7.19 The London Plan 2011 policy 6.13 states maximum residential parking standards, with properties of 4 beds or more should have up to 2 parking spaces per unit. Policy SP8.17 states that the Council will apply the standards set in the London Plan in terms of parking levels. Policy T8 of the Croydon Replacement Unitary Development Plan (The Croydon Plan 2006) Saved Policies 2013 requires in Table 2 of Appendix 2 for maximum car parking provision of 1 space per unit for a predominant housing type of flats.
- 7.20 The application site has a PTAL rating of 2, which is poor. However, the site is within short walking distance of Coulsdon South Train Station and a number of bus services. It is considered that due to the location of the development 6 spaces for the flats would be excessive, and that 4 parking spaces would be adequate with additional cycle parking which has been provided.

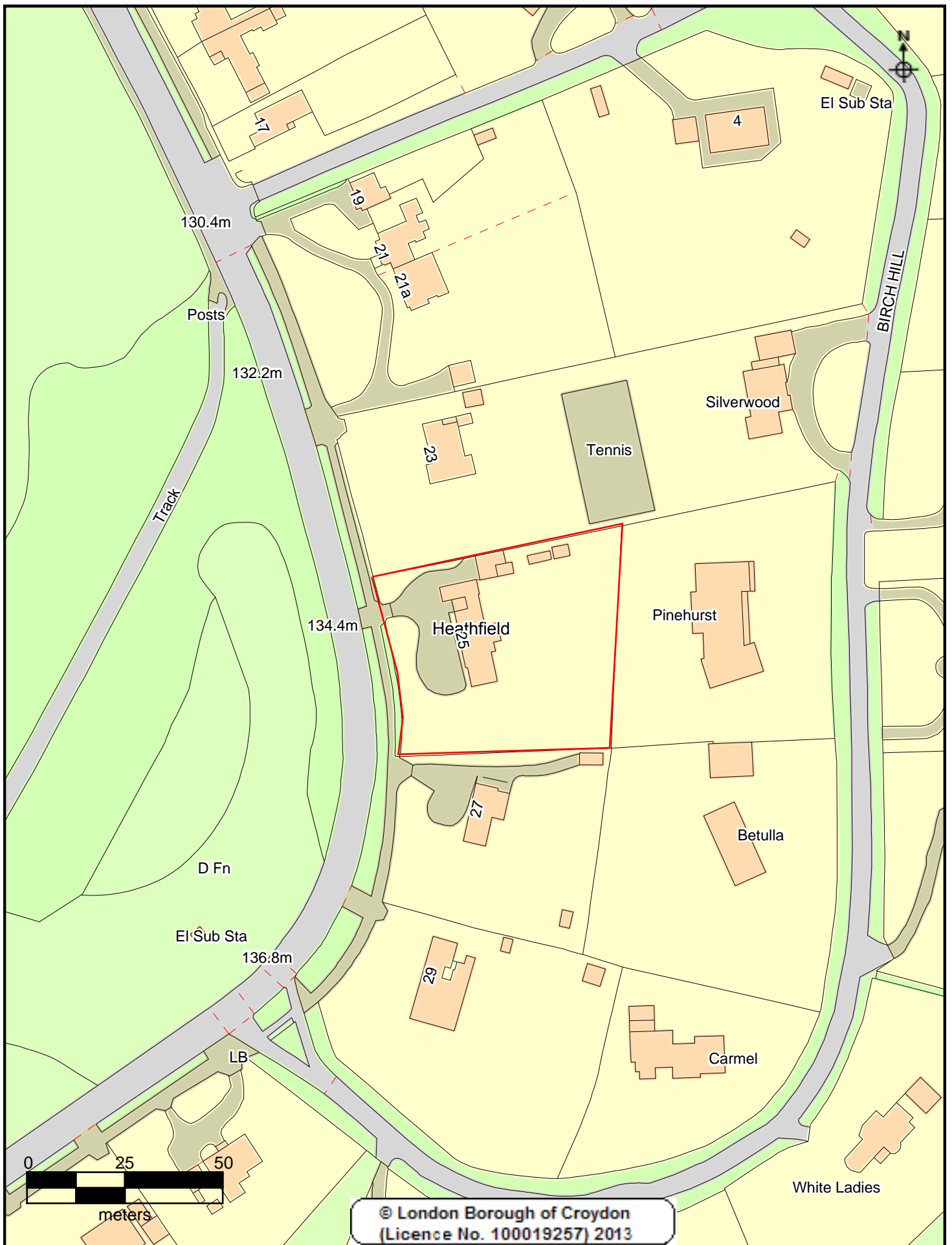
- 7.21 The parking arrangements were amended during the application process, with the bin store being moved to the north end of the site allowing for 4 spaces to be provided and with adequate turning circles. The parking area has been broken up with the section of soft landscaping which provides a feature that would break up the elevation and the retaining wall. The parking arrangements would work on site and the level of parking provision is acceptable.
- 7.22 Vehicles will be able to turn within the site safely and exit the site in forward gear. The plans demonstrate adequate sightlines to show that exit from the site would be safe and that the intensification of the use of the site in terms of additional cars would be acceptable.
- 7.23 The refuse store would be acceptable and would have adequate storage available for the 6 flats and would be easily accessible for collection through the existing main gate.
- 7.24 The cycle store provision would be for at least one space for each flat, which is appropriate for the development and the area.

Other matters

- 7.25 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 a garage to the front of the site facing Reddown Road, which is proposed to increase. In this case the impact on flood risk is considered to be negligible and not sufficient to justify refusing planning permission.
- 7.26 A number of representations raised concern that the development will have an overbearing impact on the ability of the sewerage system locally. This provision is outside the scope of planning regulations.

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 6.4****1 APPLICATION DETAILS**

Ref: [16/03344/P](#) (*link to relevant documents on the Planning Register*)
Location: 25 Shirley Hills Road, CR0 5HG
Ward: Heathfield
Description: Use of property as a residential care home (Use Class C2) for up to 9 young adults with learning difficulties.
Drawing Nos: KS613-PLN-01, PLN-10, PLN 11, PLN 20, and PLN 21
Applicant Mr Wareing – Kisimul School Holdings
Agent: Mr Stewart – Create Architects
Case Officer: Pete Smith

- 1.1 This application is being reported to committee because the ward councillor (Cllr Andy Stranack) 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

- In view of the present use of 25 Shirley Hills Road (Use Class C3(b)) and the overall size and scale of the property and its garden, the principle of the proposed change of use would not materially impact on existing amenities of neighbouring residential occupiers and would comply with Policy H12 of the Croydon Plan (Saved Policies 2013).
- The transport impacts of the proposed change of use would be acceptable with highway safety maintained. Any increase in traffic demand would be mitigated through the introduction of a Workplace Travel Plan. The required Workplace Travel Plan and the provision of on-site cycle parking will further manage and potentially reduce private car trips to and from the site. Conditions are recommended to ensure that the forecourt is properly marked out (in terms of identified parking bays for cars and mini-buses) and to ensure the provision of cycle parking for staff.
- Officers are satisfied that noise will be appropriately contained within the site and the level of traffic generation and associated movements will be very similar to the existing situation.
- The proposed use will comply with Green Belt policy, with the incoming use respecting the existing open character, with no operational development proposed as part of the change of use. The incoming use will also respect the predominant residential character of the area, including the Local Area of Special Character.

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) Details of on-site car parking layout for staff and minibus parking to be submitted and laid out prior to the commencement of the use and retained
- 3) Submission and approval of a Work Place Travel Plan
- 4) Details of cycle parking spaces submitted and approved, provided in accordance and retained
- 5) Time limit of 3 years
- 6) Any other planning condition(s) considered necessary by the Director of Planning and Strategic Transport.

Informatives

- 1) Site Notice removal
- 2) Any other informative(s) considered necessary by the Director of Planning and Strategic Transport

4 PROPOSAL AND LOCATION DETAILS

Proposal

- 4.1 The proposal seeks planning permission for a material change of use of 25 Shirley Hills Road from its present use class (Use Class C3(b) – defined as a residential use involving up to six people living together as a single household and receiving care) to a use as a residential care home (Use Class C2) for up to 9 young adults with learning difficulties, broken down as follows:
- 16 staff employed on site (working day and night shifts)
 - Typically between 2 and 4 members of staff on site at any one time
 - Staff day shifts operate between 07.00 – 15.00 hours and 14.30 – 22.00 hours
 - Night shift between 21.30 and 07.00 hours
 - Staff parking and mini-bus parking within the existing front garden forecourt area
- 4.2 There are no facilities for live in carers and no external alterations are proposed as part of this change of use.

Site and Surroundings

- 4.3 25 Shirley Hills Road, otherwise known as “An Diadan”, is a substantial two storey detached property (circa 400 square metres in floorspace) located on the east side of Shirley Hills Road and opposite woodland known as Addington Hills which is an Area of Importance for Nature Conservation. The current use of the property operates as a dwelling house under Use Class C3b), which allows for up to up to six people living together as a single household and receiving care – including supported housing schemes such as those for people with learning disabilities or mental health problems.

- 4.4 There is a single vehicle access onto the site (close to its northern boundary) which leads to a relatively extensive front garden forecourt, which is largely used for car and mini-bus parking associated with the existing use of the property but with reasonably extensive areas of soft landscaping and trees/large shrubs. The property and associated car parking areas when viewed from Shirley Hills Road are largely screened from view by high hedges.
- 4.5 The property has a substantial rear and side garden area (in the region of 0.1 ha) which is largely laid to lawn with mature landscaped boundaries. There are two outbuildings that have recently been erected within the rear garden area close to the main house, which are being used for purposes incidental to the enjoyment of the existing use of the property.
- 4.6 The immediate area is characterised by large two storey and single storey detached dwellings, set in substantial grounds. All properties have vehicle access onto Shirley Hills Road. The two neighbouring are both set well back from Shirley Hills Road as well as away from the boundaries of the application site and are largely screened from view by mature vegetation. The property to the rear, otherwise known as "Pinehurst" is located further to the east and fronts onto Birch Hill. This property is located approximately 15-20 metres from the boundary of the application site with an approximate 45-50 metre window to window separation. Again, the boundary between the application site and "Pinehurst" is formed by fencing and mature landscaping.
- 4.7 Shirley Hills Road is a relatively well used route (London Distributer Road) linking New Addington/Gravel Hill with West Wickham and Shirley/Addiscombe. The site is within 10 minute walk from Coombe Lane Tram Stop and the 466 and 130 bus routes operate along Shirley Hills Road with destinations to New Addington and Addington Village.
- 4.8 In terms of designations, the site is within Metropolitan Green Belt and the Upper Shirley Local Area of Special Character.

Planning History

- 4.9 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.

6 LOCAL REPRESENTATION

- 6.1 The application has been publicised on and around the site by way of site notices (1 in Shirley Hills 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: 33 Objecting: 33 Supporting: 0

- 6.2 The following local group/society made representations:

- Shirley Residents Association [objecting]

6.3 The following Councillor made representations:

- Councillor Andy Stranak [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

- Not aware of any other care homes in the area and granting planning permission will set a precedent and attract other businesses in this part of Upper Shirley;
- Property is situated on a bend in Shirley Hills Road which is heavily used during peak times with two bus routes;
- Sightlines are poor;
- Whilst parking for staff might be adequate, the parking of a further mini bus might prove to be difficult;
- Change of use will be harmful to the Local Area of Special Character because of the increased and hazardous implications on traffic;
- The area is soon to become part of the Bishops Walk Local Heritage Area which makes this form of business even more inappropriate;
- The current use of the property as Use Class C3b) is disputed – which implies a coherence and choice to remain as a single unit. There is an alternative view that due to the mental capacity of the adults, they do not have the capacity to make a choice to be housed together. They are not a household but merely residents in an institution under the same roof;
- Location is not suitable or beneficial to the residents – being isolated and trapped in such a semi-rural location and have to be transported by minibus. There are more appropriate urban locations close to the town centre and other facilities.
- This proposed change of use has been carefully engineered as it was the applicant's intention to use the site as a residential care home all along;
- There have been recent problems of noise from within the rear garden
- The proposal will ruin the present status of the area as a Green Belt, being a peaceful and accessible residential area;
- Increased traffic from employees, doctors, health visitors, residents, well-wishers
- Residents may well explore the area and may well cause disturbances and disturb the peacefulness of the area;
- It will be difficult to facilitate integration of the use within the local area;
- The proposal would create an intensification of occupation with increased levels of disturbance associated with increased car movements, visitors and staff arriving;
- Concern over the limited level of care being provided with no formal provision of carers on site at all times;
- The change of use in the context of Green Belt designation will have a greater impact by introducing large number of people in a previously quiet area;
- Increased noise nuisance would be intrusive to both indoor and outdoor space and limit the enjoyment of neighbouring property.

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

- Restrictive Covenants on the property and the four adjacent properties – stating that no house should be used for the purpose other than as a private residence and no trade, business or manufacture be carried on [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 the Proposed Change of Use and Noise and Disturbance
 2. Green Belt and Local Area of Special Character Considerations
 3. Traffic and Highways

The Principle of the Proposed Change of Use and Noise and Disturbance

- 7.2 The applicant has produced evidence and associated appeal test cases to support their contention that the current use of the property operates as a dwelling house under Use Class C3(b), which allows for up to up to six people living together as a single household and receiving care – including supported housing schemes such as those for people with learning disabilities or mental health problems. The applicant, Kismul Group, offer care and education for young people where their cognitive functioning is less than 99% of the population. The client group is considered to be vulnerable and in need to constant care and support. Following a detailed site inspection and consideration of the various appeal decisions and associated case law, officers are satisfied that the current use of the property falls within a C3(b) Use Class. The existing use of the premises, which currently accommodates 6 residents in need of care and with staff on site both during the day and night, is therefore an important material consideration when assessing the merits of the proposed change of use; which in effect seeks to increase the number of residents living at the premises under similar circumstances whilst bringing this more intensive use into a C2 Use Class which requires planning permission.
- 7.3 The applicant has emphasised that it is for the local planning authority to assess the implications of the proposed change of use against the C3(b) “fall-back” position and to determine the effects of the change (limited to three additional residents living at the premises, increased carers on site at any one time, the potential for higher levels of traffic movements and need to accommodate a further mini-bus on site).
- 7.4 Policy SP2.5d) of the Croydon Local Plan Strategic policies states that the Council will seek to ensure that a choice of homes is available in the Borough that will address the Borough’s need for homes, including “working with partners to facilitate provision of specialists and supported housing for the elderly and vulnerable people.” This follows on from Policy 3.8 of the London Plan 2011 (consolidated with alterations) which deals with accommodating Housing Choices including housing for vulnerable and disadvantaged groups. London Plan Policy 3.1 also advises that planning decisions should ensure equal life chances for all Londoners. Policy H12 of the Croydon Local Plan (Saved 2016) states that applications for residential care homes will be permitted except where they would have a significant adverse effect on residential amenity or the character of a residential area. It also advises that the Council will have regard to the cumulative effect of such uses, the impact on the street scene, traffic generation and the level of noise and disturbance.

7.5 Bearing in mind the existing use of the property, the level of available floorspace within which to comfortably accommodate the use, the size of the overall plot (including the rear garden and the forecourt parking area), the proximity of the site to bus routes and the Coombe Lane Tram Stop, officers feel that the application premises is ideally suited for the proposed C2 use. As confirmed by one of the objectors to the scheme, there are no care homes located in the immediate vicinity and it is clear that the character of the residential area will be suitably maintained. The property is well screened from Shirley Hills Road and it is unlikely that the level of traffic generated by the incoming use will be substantially different from that which is generated by the current Class C3b) use of the property. Similarly, with the level of occupancy limited to 9 residents, the overall site area accommodating the use and the level of landscaping and screening between neighbouring gardens, it is most unlikely that the intensification of the existing use (bringing it within Class C2) will result in any undue noise and disturbance. Officers have been advised by Environmental Health colleagues that there have been no reports of noise nuisance associated with the current use of the property.

Green Belt and Local Area of Special Character Considerations

7.6 Policy S7.3 of the Croydon Local Plan – Strategic Policies advises that the Council will protect and safeguard Metropolitan Green Belt which follows on from London Plan Policy 7.16 and the National Planning Policy Framework which outlines a limited range of development types that would be acceptable within the Green Belt and the need to maintain its open character.

7.7 Policy RO3 of the Croydon Local Plan (saved in 2013) deals with changes of use to buildings within Green Belt and advises that the Council will grant planning permission provided that the change of use does not have a materially greater impact on the openness or the purpose of including the land as part of the Green Belt designation, the buildings are permanent and are capable to being converted without major or complete reconstruction, the proposals do not harm the amenities of the surrounding area and does not give rise for the need for a building elsewhere. The policy also states that the Council will have regard to the history of the building and will not look favourably on a conversion of a building constructed under permitted development rights. Where appropriate, it advises that permitted development rights might be removed.

7.8 Policy UC5 of the Croydon Local Plan (saved in 2013) and Policy SP4.14 of the Croydon Local Plan – Strategic Policies 2013 states that the Council will strengthen the protection of and promote improvements to Local Areas of Special Character.

7.9 Officers are satisfied that the proposed change of use would comply with these policy requirements. The proposal will retain the predominant residential characteristics of the area and will have no greater impact on the existing feeling of openness. The application proposes no extensions to the building and the change of use involves a building of permanent construction. As raised above, the proposed change of use will not unduly affect the amenities of the area and will not give rise to the need for a replacement building elsewhere. The existing building was not constructed as a consequence of permitted development and in any case, the incoming Class C2 use will not enjoy permitted development rights for further extensions.

7.10 The same issues apply to consideration of the Local Area of Special Character. The area has overwhelming residential character with large residential properties set in

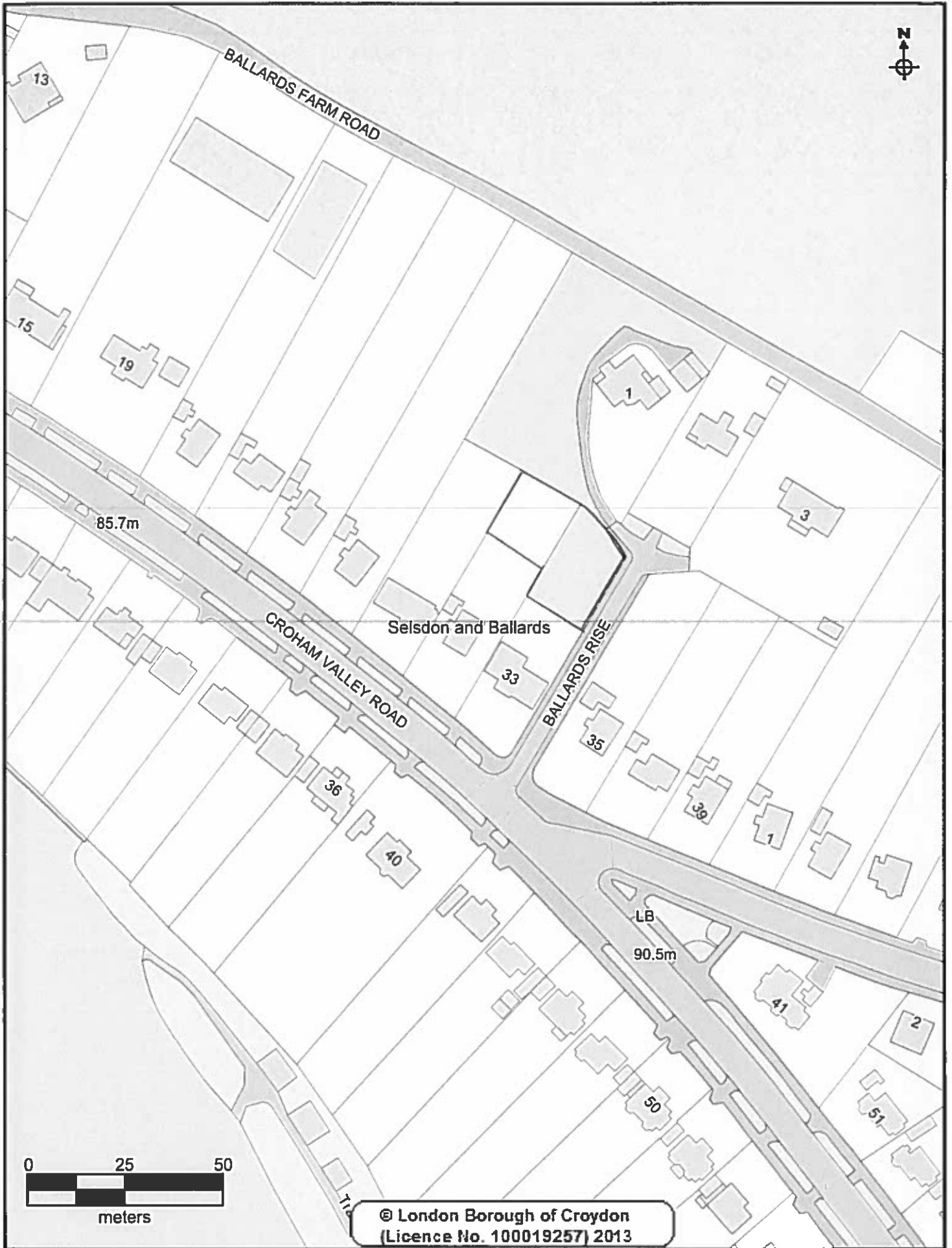
substantial grounds. When viewed from Shirley Hills Road and from neighbouring plots, the change of use will have no significant effect on the prevailing residential character of this Local Area of Special Character, especially as the site is heavily screened from adjacent sites and especially from Shirley Hills Road. The property already provides care for vulnerable adults and operates with limited impact on neighbours. The existing car parking area, which is similarly sized to other properties along Shirley Hills Road, is well laid out whilst maintaining a landscaped setting. Existing car parking arrangements are well screened from the street.

Traffic and Highways

- 7.11 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.
- 7.12 The existing forecourt is already reasonably heavily parked, used mainly by staff working at the premises although there is space available for the parking of a mini bus. The applicant has advised that it is possible that 9 additional members of staff will be working from the site (to care for the additional residents) although clearly, not all these staff members will be at the premises at the same time. Officers are satisfied that the forecourt parking area will be able to accommodate the demand associated with the proposed use, including additional space for a further minibus.
- 7.13 Highway colleagues have requested that the forecourt area be properly marked out (in terms of car parking bays for the mini-buses as well as general car parking) which will help manage future manoeuvring of vehicles on site. It is recommended that this be dealt with by way of a planning condition, with the spaces laid out prior to the commencement of the use.
- 7.14 The site has a PTAL of 2 (which is defined as poor) although two bus routes pass the site and the Coombe Lane Tram Stop is within 10 minutes' walk. However, it is considered necessary for the operator and staff to embrace sustainable travel options, thereby reducing the need for private car trips and pressure being placed on car parking within the forecourt. It is therefore reasonable that the applicant signs up to a Workplace Travel Plan process which will be secured through an appropriately worded planning condition along with the provision of cycle storage for staff within the forecourt area.
- 7.15 Officers are also satisfied that adequate vehicle inter-visibility exists as cars exit and enter the site, especially with the relatively wide grassy verge in front of the application site.

Conclusions

- 7.16 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 6.5

1 APPLICATION DETAILS

Ref: [16/03888/P](#) (*link to relevant documents on the Planning Register*)
Location: Land to the rear of 31-33 Croham Valley Road, CR2 7JE
Ward: Selsdon and Ballards
Description: Erection of a four bedroom single storey detached house with basement; provision of associated parking (without compliance with condition 7 – development to be carried out in accordance with approved plans – attached to planning permission 15/04683/P).
Drawing Nos: 1604/P/100 Rev A, 1604/P/101 Rev A, 1604/P/102 Rev A, 1604/P/103 Rev A, 1604/P/104 Rev A, 1604/P/105 Rev A
Applicant: Mr Owens
Case Officer: Hayley Crabb

- 1.1 This application is being reported to committee because the Croham Valley Residents Association 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

- 2.1 Planning permission has previously been granted for the erection of a detached single dwelling (15/01937/P), as well as one that incorporates a basement area (15/04683/P).
- 2.2 The proposed basement and window changes would be a minor material amendment to that previously granted.

3 RECOMMENDATION

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

Conditions

- 1) Details of materials to be agreed
- 2) Planting scheme to be approved, implemented and retained for 5 years
- 3) Bin and bike stores to be provided
- 4) Energy efficiency measures to be incorporated

- 5) Visibility splays to be provided
- 6) Works to be carried out in accordance with the approved plans
- 7) Commence within 3 years from the date of the 15/04683/P permission
- 8) Any other planning condition(s) considered necessary by the Director of Planning & Strategic Transport

Informatives

- 1) Community Infrastructure Levy liability
- 2) Notification of Construction Code of Practice
- 3) Removal of Site Notices
- 4) Any other informative(s) considered necessary by the Director of Planning & Strategic Transport

4 PROPOSAL AND LOCATION DETAILS

Proposal

- 4.1 This is a section 73 application which seeks to amend plans granted under application number 15/04683/P in the following ways:
- Extension of basement (to provide a utility room, gym, cinema and en-suite bathroom)
 - Provision of two high level windows in the south-western elevation
 - Provision of a larger window in the north-eastern elevation
 - Minor alterations to the fenestration

Site and Surroundings

- 4.2 The application site is located on the north eastern side of Croham Valley Road (a local distributor road), on the western side of the junction with Ballards Rise. Number 33 is currently a two storey detached property. The proposed backland development would front onto Ballards Rise.
- 4.3 Croham Valley Road is characterised by detached properties set back from and fronting the road, set in relatively generous plots. There are three houses at the end of Ballards Rise which also have spacious grounds. There is a significant rise in land levels from Croham Valley Road up Ballards Rise of at least a storey.
- 4.4 The area of the site constitutes a “wooded hillside” and the land to the North of Ballards Farm Road is designated as Metropolitan Green Belt. It has a Public Transport Accessibility Level (PTAL) of 1b, considered to be “poor”.

Planning History

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

07/00115/P Erection of detached three bedroom house at rear with integral garage, formation of vehicular access onto Ballards Rise. **Refused** on grounds of character of the locality, unsatisfactory cramped backland development, detrimental to the amenities of adjoining occupiers from loss of privacy, poor outlook and visual intrusion and inadequate private amenity space

10/00910/P Erection of a detached two bedroom bungalow at rear; formation of vehicular access onto Ballards Rise
Refused on grounds of character of the locality, unsatisfactory cramped backland development and detrimental to the amenities of adjoining occupiers from loss of privacy and visual intrusion
Appeal dismissed on character ground only

14/02840/P Erection of a detached house and detached garage, provision of associated parking
Refused on grounds of character of the locality, unsatisfactory cramped backland development and detrimental to the amenities of adjoining occupiers from visual intrusion
Appeal dismissed on character ground only, stating:

15/01512/P Erection of a detached house and associated parking and landscaping.
Refused on same grounds as the above, being a very similar scheme

15/01937/P Erection of a detached three bedroom house and provision of associated parking
Approved but not implemented

15/04683/P Erection of four bedroom single storey detached house with basement; provision of associated parking
Approved but 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: 16 Objecting: 16 Supporting: 0

6.2 The following local group made representations:

- Croham Valley Residents Association [objecting]

6.3 The following Councillor made representations:

- Councillor Sara Bashford [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 keeping/character with other buildings and the area
- The proposal will set a precedent for future development
- Overdevelopment of the site/out of keeping with the character of the area and detrimental to the appearance of the street scene
- Siting of house out of character on a wooded hillside/backland site/misfit on the hillside
- Provide substandard accommodation/relationship to adjacent properties
- Only 2 spaces for vehicles (no visitor parking)/prejudice emergency and refuse collection
- Backland development out of keeping with the character of the area and detrimental to the host properties
- Shortened garden would be out of character with the size of gardens in the area
- Property would be contemporary in design which would be higher than the houses in Croham valley Road and would not respect their height
- Impact on residential amenity due to visual intrusion and loss of privacy
- Impact on the Metropolitan Green Belt, Croham Hurst Golf Course and Royal Russell School.
- Excavation/increase in floorspace/alter the water table/flooding
- Impact on wildlife due to development and impact on existing vegetation

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

- Should build the modest building (Officer comment: Each application is judged on its own individual merits)

7 MATERIAL PLANNING CONSIDERATIONS

7.1 The main planning issue raised by the application that the committee must consider is whether the increase of the basement area, two high level windows,

larger window in the north-eastern elevation and minor alterations to the fenestration are considered to be a material change from the original consent.

- 7.2 An application can be made under section 73 of the Town and Country Planning Act 1990 to vary or remove conditions associated with a planning permission. One of the uses of a section 73 application is to seek a minor material amendment, where there is a relevant condition that can be varied (in this case condition 7).
- 7.3 Planning Practice Guidance (PPG) sets out the restrictions under which section 73 can be used. There is no statutory definition of a 'minor material amendment' but it is likely to include any amendment where its scale and/or nature results in a development which is not substantially different from the one which has been approved.
- 7.4 Planning permission has been granted for the erection of a single storey detached house with basement and provision of associated parking under application number 15/04683/P and therefore a house on this plot with basement has been established.
- 7.5 This proposal seeks to enlarge the basement area which would be contained within the footprint of the approved scheme (the single storey ground floor element). The proposed basement would provide a utility room, gym, cinema and en-suite bathroom. Visually, given this basement is located underneath the proposed house with no light wells (as the rooms provide non-habitable accommodation) there would be no difference from the previous permission when viewed from Ballards Rise. No additional bedrooms are proposed and therefore this scheme would not give rise to any increase in the number of vehicles and would have no significant effect on highway safety
- 7.6 The two high level obscurely glazed windows in the south-western elevation would serve bathrooms and would result in no loss of privacy to adjoining occupiers. The provision of a larger window in the north-eastern elevation would result in the same impact as in the approved scheme. The minor fenestration changes to the front and rear elevations would have no impact on surrounding occupier amenity and maintain the strong contemporary design approach.
- 7.7 Given the above, the modest changes to the scheme are considered to be minor material in their nature and the section 73 application should be granted.

Conclusions

8.1 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.