

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.