

Planning Sub-Committee Agenda



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 12th January 2017 at the rise of Planning Sub-Committee but no earlier than 8:45pm in The Council Chamber, The Town Hall, Katharine Street, Croydon CR0 1NX**

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3 January 2017

Members of the public are welcome to attend this meeting. If you require any assistance, please contact the person detailed above, on the righthand side.
To register a request to speak, please either e-mail Planning.Speakers@croydon.gov.uk or call MARGOT ROHAN by 4pm on the Tuesday before the meeting.
Please note this meeting will be paperless. The agenda can be accessed online via the mobile app: [Select 'Meetings' on the opening page](#)

AGENDA - PART A

- 1. Apologies for absence**
- 2. Minutes of the meeting held on Thursday 15th December 2016 (Page 1)**

To approve the minutes as a true and correct record.

- 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 3)**

To consider the accompanying reports by the Director of Planning & Strategic Transport:

6.1 16/02806/P R/O 6 Bramley Hill (Fronting Tanfield Road) South Croydon, CR2 6LY

Erection of a pair of two bedroom three storey semi detached houses

Ward: Waddon

Recommendation: Grant permission

6.2 16/04462/FUL Land R/O 20-22 Cranleigh Gardens South Croydon CR2 9LD

Erection of a pair of three bedroom semi detached houses

Ward: Sanderstead

Recommendation: Grant permission

7. **[The following motion is to be moved and seconded as the “camera resolution” where it is proposed to move into part B of a meeting]**

That, under Section 100A(4) of the Local Government Act, 1972, the press and public be excluded from the meeting for the following item of business on the grounds that it involves the likely disclosure of exempt information falling within those paragraphs indicated in Part 1 of Schedule 12A of the Local Government Act 1972, as amended.

AGENDA - PART B

None

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Planning Sub-Committee

Meeting held on Thursday 15th December 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, Susan Winborn and Chris Wright

Also present: Councillors Steve O'Connell and Sean Fitzsimons

A77/16 Minutes of the meeting held on Thursday 3rd November 2016

RESOLVED that the minutes of the meeting held on Thursday 3 November 2016 be signed as a correct record.

A78/16 Disclosure of Interest

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

A79/16 Urgent Business (if any)

There was none.

A80/16 Exempt Items

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

A81/16 Planning applications for decision

6.1 16/02462/P 32 Hartley Down, Purley, CR8 4EA

Alterations; erection of single/two storey side/rear extension and dormer extension in rear roof slope and conversion into 4 two bedroom and 1 one bedroom flats and associated parking
Ward: Kenley

Mr Colin Etheridge (Planning Committee member for Hartley & District Residents' Association) spoke in objection on behalf of the residents' association members

Mr Andrew Day (d-10 Architects Ltd) spoke as the agent, on behalf of the applicant

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

After the Committee 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, 3 in favour, 2 against, so permission was **GRANTED** for development at 32 Hartley Down, Purley, CR8 4EA, with a condition to require approval of plans for the bin store.

A second motion for **DEFERRAL** to reconsider the basement flat, proposed by Councillor Chris Wright was not seconded.

6.2 16/03253/P Amarelle Apartments, 41 Cherry Orchard Road, Croydon

Erection of a single storey pavilion for temporary use as a sales and marketing suite with associated car parking and landscaping for a temporary period of 2 years

Ward: Addiscombe

Mr Gareth Jackson (GL Hearn) the agent, registered and attended but decided not to speak

Councillor Sean Fitzsimons, ward Member for Addiscombe, spoke in objection, on behalf of local residents.

After the Committee considered the officer's report and the addendum, Councillor Chris Wright proposed and Councillor Sue Winborn seconded the officer's recommendation and the Committee voted, 4 in favour, with 1 abstention, so permission was **GRANTED** for development at Amarelle Apartments, 41 Cherry Orchard Road, Croydon,

MINUTES - PART B

None

The meeting ended at 6:35pm

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

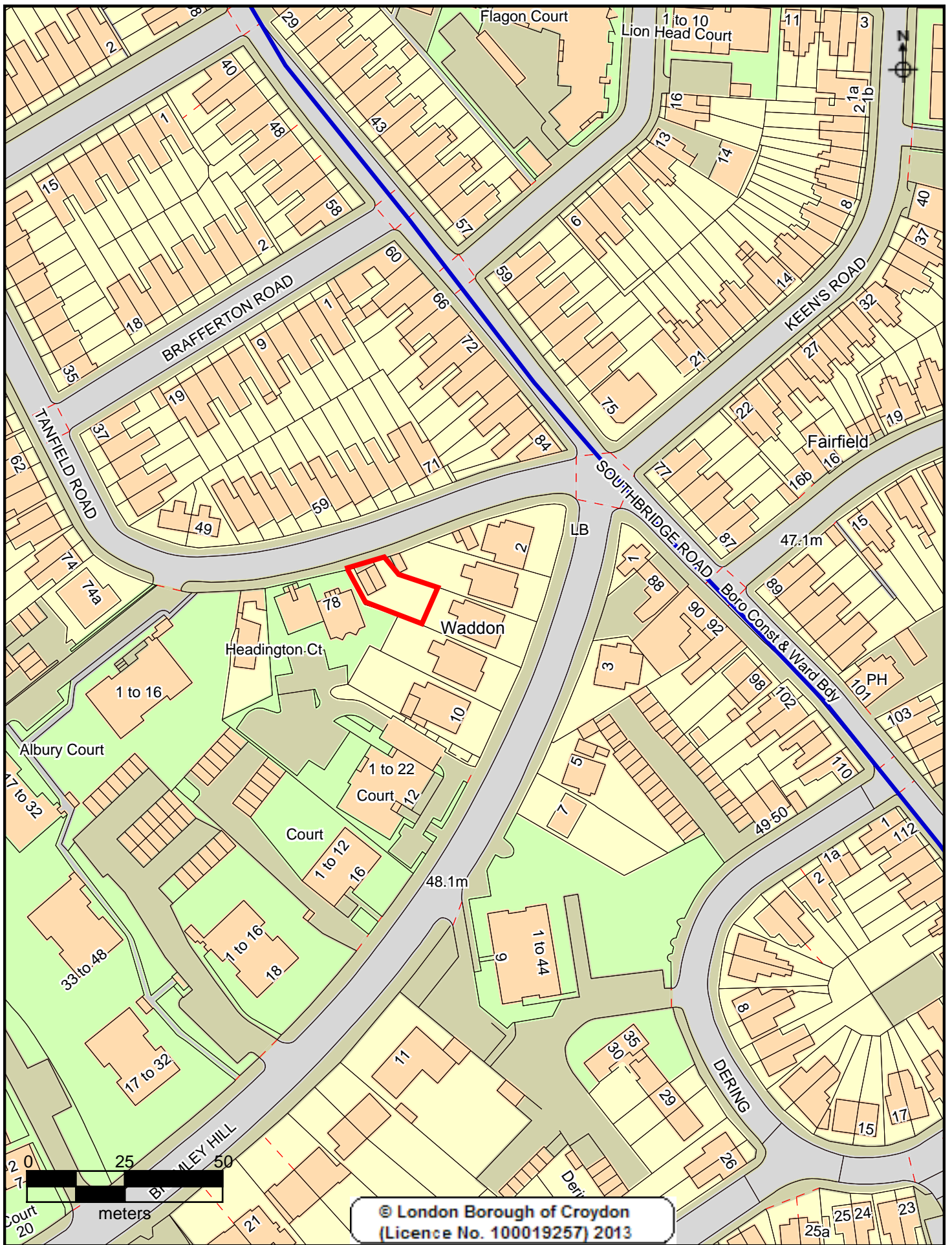
- 5.1 The Council's constitution allows for public speaking on these items in accordance with the rules set out in the constitution and the Chair's discretion.

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: [16/02806/P](#) (*Link to associated documents on the Planning Register*)
 Location: R/O 6 Bramley Hill (Fronting Tanfield Road), South Croydon, CR2 6LY
 Ward: Waddon
 Description: Erection of a pair of two bedroom three storey semi-detached houses
 Drawing Nos: 486-01-000, 486-16-200, 486-16-201, 486-16-202, 486-22-100B, 486-22-101B, 486-22-103C
 Applicant: Mr Butt
 Agent: Mr Stooke, GA&A Design
 Case Officer: Emily Napier

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

2 SUMMARY OF KEY REASONS FOR RECOMMENDATION

- 2.1 Principle of development is acceptable given the residential character of the area
- 2.2 Development will not detract from the visual character
- 2.3 Will not detrimentally impact on the amenity of adjoining occupiers
- 2.4 Standard of accommodation acceptable for future occupiers
- 2.5 The development will not result in an unacceptable parking demand due to the PTAL of the area.

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) Submission of materials prior to commencement of development
- 2) Rear windows of first and second floors shall be obscure glazed for the lifetime of the development.
- 3) Roofs shall not be used as balconies
- 4) Submission of details relating to cycle and refuse storage
- 5) Submission of landscaping details including boundary treatment
- 6) Submission of an energy statement demonstrating how the development shall achieve a reduction in carbon dioxide emissions of 19% beyond the 2013 Building Regulations.
- 7) In accordance with approved plans

- 8) Removal of Permitted development rights
- 9) Removal of rights to apply for residents parking permits
- 10) Water usage limited to 110lts p/person p/day
- 11) Three years from date of approval

Informatives

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

PROPOSAL AND LOCATION DETAILS

Proposal

3.3 The application proposes:

- Erection of a pair of semi-detached dwellings
- Three storey two bedroom dwellings with external private amenity space
- Associated pedestrian access, cycle parking and refuse storage.

Site and Surroundings

3.4 The application site fronts onto Tanfield Road, a residential street characterised largely by Victorian Terrace Dwellings. To the rear of the site along Bramley Hill, the largely residential properties are three storey in height and a number appear to have been converted into self-contained flats.

3.5 The site is situated within the Archaeological Priority Zone and is within the Surface Water 1000 yr Flood Zone, and Surface Water Critical Drainage Area.

Planning History

- 3.6 96/00127/P – Erection of block of one single and two double garages, formation of vehicular access onto Tanfield Road – Permission refused on grounds of unsatisfactory manoeuvrability and insufficient visibility splays.
- 3.7 91/00034/P – Erection of seven garages and alterations to vehicular access – Permission refused on grounds of would leave inadequate amenity space for occupiers of no.6 Bramley Hill, the impact upon a protected tree and the lack of visibility splays.
- 3.8 90/02203/P – erection of a pair of semi-detached houses - Withdrawn

4 CONSULTATION RESPONSE

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

4.2 The following were consulted regarding the application:

Historic England (Statutory Consultee)

- 4.3 Historic England considered the proposals with reference to the information held in the Greater London Historic Environment Record and concluded that the proposals is unlikely to have a significant effect on heritage assets of archaeological interest.
- 4.4 The limited nature of development suggests there is a low archaeological risk.
- 4.5 No further assessment or conditions required by Historic England in respect of Archaeological matters.

5 LOCAL REPRESENTATION

- 5.1 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 and local groups in response to notification and publicity of the application were as follows:

No of individual responses: 5 Comment: 0 Objecting: 5 Supporting: 0

- 5.2 No local groups/societies made representations.
- 5.3 The following Councillors made representations:
- Councillor Robert Canning [OBJECTING]
- 5.4 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

- Would result in loss of light to rear of property to the rear of the site.
 - Design is not in keeping with the area.
 - Would result in overlooking to adjoining properties
 - Loss of privacy and light to ground floor flat and garden of 6 Bramley Hill
 - Bin store proposed at rear of garden would cause smells to garden of 6 Bramley Hill
 - Will exacerbate parking issues in the area
 - Over development
- 5.5 The following issues were raised in representations, but they are not material to the determination of the application:
- How will house prices be affected? (OFFICER COMMENT: How house prices are affected by development are not a material planning consideration)
 - When is the work due to start and how long will it go on for? (OFFICER COMMENT: In the grant of planning permission a condition will be utilised to ensure that development commences within 3 years of the date of permission)
- 5.6 The following procedural issues were raised in representations, and are addressed below:

- Applicant has misrepresented land [OFFICER COMMENT: The officer undertook a site visit dated 27th June 2016 and it appeared as though the site correlated with the submitted plans, no information has been provided to indicate that this is not the case]

6 MATERIAL PLANNING CONSIDERATIONS

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

1. Principle
2. Design and townscape
3. Impact on the amenity of adjoining occupiers
4. Amenity of future occupiers
5. Highways and parking
6. Refuse

Principle

6.2 Chapter 6 of the National Planning Policy Framework (NPPF) indicates that housing applications should be considered in the context of presumption in favour of sustainable development and that it is the role of the Local Planning Authority to deliver a wide choice of high quality homes, widen opportunities for home ownership and create sustainable, inclusive and mixed communities.

6.3 Policy 3.3 of the London Plan (Consolidated with alterations since 2011) recognises the pressing need for more homes in London and Policy 3.8 states that Londoners should have a genuine choice of homes which can meet their requirements for different sizes and types of dwellings in the highest quality environments. Policy SP2 of the Croydon Local Plan: Strategic Policies (CLP1) states that the Council will apply a presumption in favour of new homes provided applications for development meet the requirements of the policy and other applicable policies of the development plan.

6.4 Policy H2 of the Croydon Replacement Unitary Development Plan (The Croydon Plan) 2006 Saved Policies 2013 (UDP) permits housing development within the existing built up area provided it does not conflict with the Council's aim of respecting the character of the residential area and there is no loss of protected uses.

6.5 Policy H5 of the CRUDP states that "Residential development on back garden and back land sites will only be permitted where it respects the character and protects the amenity of adjoining residential areas".

6.6 The site is located within an existing residential area and in this respect it is considered that the principle of development is considered acceptable in land use terms. In considering policy H5 of the CRUDP, whilst the development is located at the rear of 6 Bramley Hill the sites street frontage onto Tanfield Road ensures that the development provides a continuing form of development that respects the overall character of the area.

6.7 The proposal to provide a two semi-detached dwellings on site is therefore acceptable in principle in land use terms, although this remains subject to more detailed consideration of the impacts of the proposal on the character and appearance of the

area, the amenities of neighbouring residents, the quality of accommodation for future occupiers and other matters relating to highways and refuse.

Design and townscape

- 6.8 The London Plan Policy 7.4 *Local Character* states that development should provide a high quality design response that has regard to:
- a) The pattern and grain of the existing spaces and streets in orientation, scale, proportion and mass.
 - b) Contributes to a positive relationship between the urban structure and natural landscape features, including the underlying landform and topography of an area.
 - c) Is human in scale, ensuring buildings create a positive relationship with street level activity and people feel comfortable with their surroundings.
 - d) Allows existing buildings and structures that make a positive contribution to the character of a place to influence the future character of the area
 - e) Is informed by the surrounding historic environment.
- 6.9 The London Plan Policy 7.6 *Architecture* states that development must not cause unacceptable harm to the amenity of surrounding land and buildings.
- 6.10 Saved Policy UD2 of the Croydon Plan seeks a high standard of design and layout and that all development respects the visual character of the area in which it is located in terms of scale and proportions. Saved Policy UD3 further reinforces the need for good design and the fact that new developments have to respect the height and proportions of surrounding buildings. Policy SP4.1 of the Croydon Local Plan: Strategic Policies (2013) states that development should be of a high quality which respects and enhances Croydon's varied local character and contributes positively to public realm, landscape and townscape to create sustainable communities.
- 6.11 The site related to this application is not 'regular' in shape, this in turn constrains the opportunities for development. The proposed contemporary approach responds to the shape of the site without the building appearing fragmented, and doesn't overly complicate the design of the building and ensures that the space created internally and externally is meaningful.
- 6.12 It is noted that the building is not traditional in form, and it is noted that the predominant style in the area is Victorian. However, reference must be made to the mix of styles both on Tanfield Road, to which the site addresses, and Bramley Hill. Along the northern side of Tanfield Road, the buildings are modest, two storey detached and semi-detached dwellings, whilst the southern side of Tanfield Road is more varied in design, style and scale. Directly adjoining the site the properties are Late 20th Century two storey buildings. Further to the West along Tanfield Road, the character and form of buildings becomes more irregular, with three storey and four storey flatted developments sitting alongside the traditional two storey terraced dwellings.
- 6.13 Bramley Hill is comprised of larger two/three storey traditional buildings and four storey modern flatted developments.

- 6.14 In terms of the character of the area it is evident that there is not a predominant character for the buildings relating to this application to replicate. The scale of the development would not appear overly dominant within the context given the varying scale and height of buildings along Tanfield Road and Bramley Hill. The building, instead has reflected the built form through its massing and frontage onto the street. The staggered nature of the buildings also reflects the character of the surrounding streetscape in which the adjacent terraces are formed in a similar manner, responding to the slightly curving nature of the street.
- 6.15 It is considered that the proposed design, scale and massing of the building present a building that respects the overall scale and built form of the surrounding townscape.
- 6.16 Materials can be conditioned to be submitted prior to the commencement of development.

Impact on the amenity of adjoining occupiers

- 6.17 Saved UDP Policy UD8 seeks to protect residential amenity when considering proposals for new residential development. It considers the form and layout of existing and adjacent buildings; privacy and amenity of adjoining occupiers; the provision of amenity space for residents; and maintenance of sunlight and daylight for adjacent occupiers.
- 6.18 London Plan policy 7.1 states that proposed developments should respect the local context and communities. Saved UDP Policy UD8 states that regard should be had to protecting residential amenities. Development should not result in harm to the residential amenity of neighbouring properties by visual intrusion, loss of light, outlook or privacy.
- 6.19 The case officer attended a site visit to Flat 2 6 Bramley Hill. The property is a 1 bedroom flat with a garden at the rear, which faces towards the application site. The property has a kitchen and living room at the rear facing towards the application site. There is a modest single storey rear extension which contains the kitchen.
- 6.20 Objections have been made with regards to the likelihood of overlooking from the proposed development onto occupiers of properties addressing Bramley Hill. The building has been stepped in at first and second floor level to offset the building from the boundary of 6 Bramley Hill. Subsequently windows at first and second floor level sit at approximately 15metres and 19metres from the rear elevation of 6 Bramley Hill. The spread of habitable accommodation in the proposed dwellings should be noted in conjunction with the window to window distances. Given that the habitable accommodation will be sited towards the front aspect of the property fronting onto Tanfield Road with circulation space and bathrooms at the rear it is considered that the separation distances and orientation of accommodation will reduce the likelihood of overlooking between windows. Whilst this distance is reduced at ground floor level to 9.3m, this is considered acceptable due to the presence of boundary walls eliminating any window to window overlooking. The officer considers that the use of obscure glazing at first and second floor level will help to reduce the perception of overlooking on occupiers along Bramley Hill, and subsequently this is included as a condition within the recommendation.
- 6.21 Objections have also referred to the loss of light to properties along Bramley Hill. The proposed buildings are sited to the North of these properties, in which the north facing

windows look out towards the application site. The orientation in culmination with the separation distance of 15-19metres it is considered that the impact through loss of light will be minimal.

- 6.22 It is accepted that the siting of the building will alter the outlook from properties along Bramley Hill. However, with the height of the building at 8metres it will unlikely appear overbearing given that it the mass is broken up through the building being staggered and the greatest mass having a distance from the rear elevations of the property of 12.5metres from the ground floor rear extension of 6 Bramley Hill and 15metres from the first and second floor rear elevations of the 6 Bramley Hill.
- 6.23 No.78 Tanfield Road is a block of flats and has two high level windows on the flank elevation of the property facing towards the application site. Given that these are high level of which planning history (82/01123/P) indicates that the windows serve a Kitchen (sole window) and a living room (secondary window). Notwithstanding this, it is noted that the windows are sited towards the rear aspect of the property, where the spacing between the application site and 78 Tanfield Road widens to between 2.7metres, 5.1 metres and 8.6metres. Furthermore due to the staggered design of the building the three storey aspect does not span the full depth of the property and subsequently the impact on these windows is considered to be minimal. Furthermore, the development unlikely be viewable from habitable windows at the rear of this property, and the building will step forward approximately 1.4metres beyond the front elevation of no.78 Tanfield Road, which will unlikely result in any significant visual impact, loss of light or loss of outlook.
- 6.24 Opposite the site on the Northern side of Tanfield Road are 59, 61 and 63 Tanfield Road, these are modest two storey traditionally formed terrace dwellings. As the proposed building follows the natural form of development fronting the street it is not considered that the siting of the building would give rise to any unreasonable amount of loss of light or outlook. It is also considered that the window to window distances are acceptable at approximately 18-20metres.
- 6.25 In view of the above it is considered that the impacts upon the amenity of adjoining occupiers will be minimal.

Amenity of future occupiers

- 6.26 London Plan Policy 3.5 states that new residential units should provide the highest quality internal environments for their future residents and should have minimum floor areas in accordance with set standards. Policy UD8 of the Croydon Plan states that external amenity space should be provided to serve new residential units at a level which is commensurate with that provided in the surrounding area. The London Housing Supplementary Planning Guidance (SPG) provides further details in relation to housing standards, including in relation to the provision of dual aspect units and private amenity space. Housing SPG standard 4.10.1 states that 5m² of private amenity space should be provided for each one bedroom unit, with a further 1 sq. metre provided for each additional occupant. Standard 4.10.3 states that the minimum length and depth of areas of private amenity space should be 1.5m and standard 5.2.1 states that developments should avoid single aspect units which are north facing, have three or more bedrooms, or are exposed to a particularly poor external noise environment.

- 6.27 The proposed dwellings have a GIA of 83 sqm (as measured by the case officer). It is noted that in the drawings house 1 is noted as having a GIA of 79sqm. The Technical Housing Standards: Nationally described space standards (2015) and the London Housing SPG (2016) set out that for a two storey two bedroom four person dwelling the minimum floor space should be 79sqm. The standards do not set out a requirement for two bedroom three storey units, however as a general rule of thumb larger residential units require an additional 6sqm of floor space to allow for the additional circulation space over an additional storey. If this is applied to the dwellings proposed there should be a GIA of 85sqm, however as this presents a deficiency of 2sqm metres, and in considering the amount of external amenity available in the rear gardens it is considered acceptable.
- 6.28 It is considered that the proposed units will have sufficient outlook and availability of light and subsequently provide an acceptable standard of amenity.

Highways and parking

- 6.29 Chapter 4 of the NPPF seeks to promote sustainable transport. London Plan Policies 6.3 and 6.13 and Croydon Plan Policies T2 and T8 require that development is not permitted if it would result in significant traffic generation which cannot be accommodated on surrounding roads. They also require that acceptable levels of parking are provided.
- 6.30 London Plan Policy 6.9 states that secure, integrated and accessible cycle parking should be provided by new development in line with minimum standards. These are 1 space per units for those with 1 and 2 bedrooms and 2 spaces per unit for those with 3 or more bedrooms.
- 6.31 The site has a PTAL of 6, which is considered to have Excellent access to transport. Subsequently it is considered that a car parking free development can be supported in this location. The property is within a controlled parking zone and subsequently it is considered reasonable to utilise a condition restricting residents from applying for parking permits.
- 6.32 The proposals provide cycle storage at the rear of the garden, the plans indicate that this will be secure covered storage and subsequently this is considered acceptable. Details of this storage can also be secured by way of condition.

Refuse

- 6.33 Policy UD15 of the Croydon Replacement Unitary Development Plan (2006) Saved Policies 2013 requires new development to provide temporary storage space for refuse that is adequately screened and located.
- 6.34 The proposed refuse is situated at the rear of the site, an objection has been raised with regards to the siting of this storage on grounds that this will give rise to an increase in disturbance to the adjoining occupier through smells. The case officer considers that the inclusion of two conditions will help to ameliorate any issues the first will be for the submission of details relating to the siting and construction of storage, whereby it would be required to evidence the storage will be covered, a condition will also be included as to details of boundary treatment of the site, including that along the rear boundary this will ensure that the adjoining occupier to the rear of the site will be adequately screened from the siting of such storage.

Sustainability

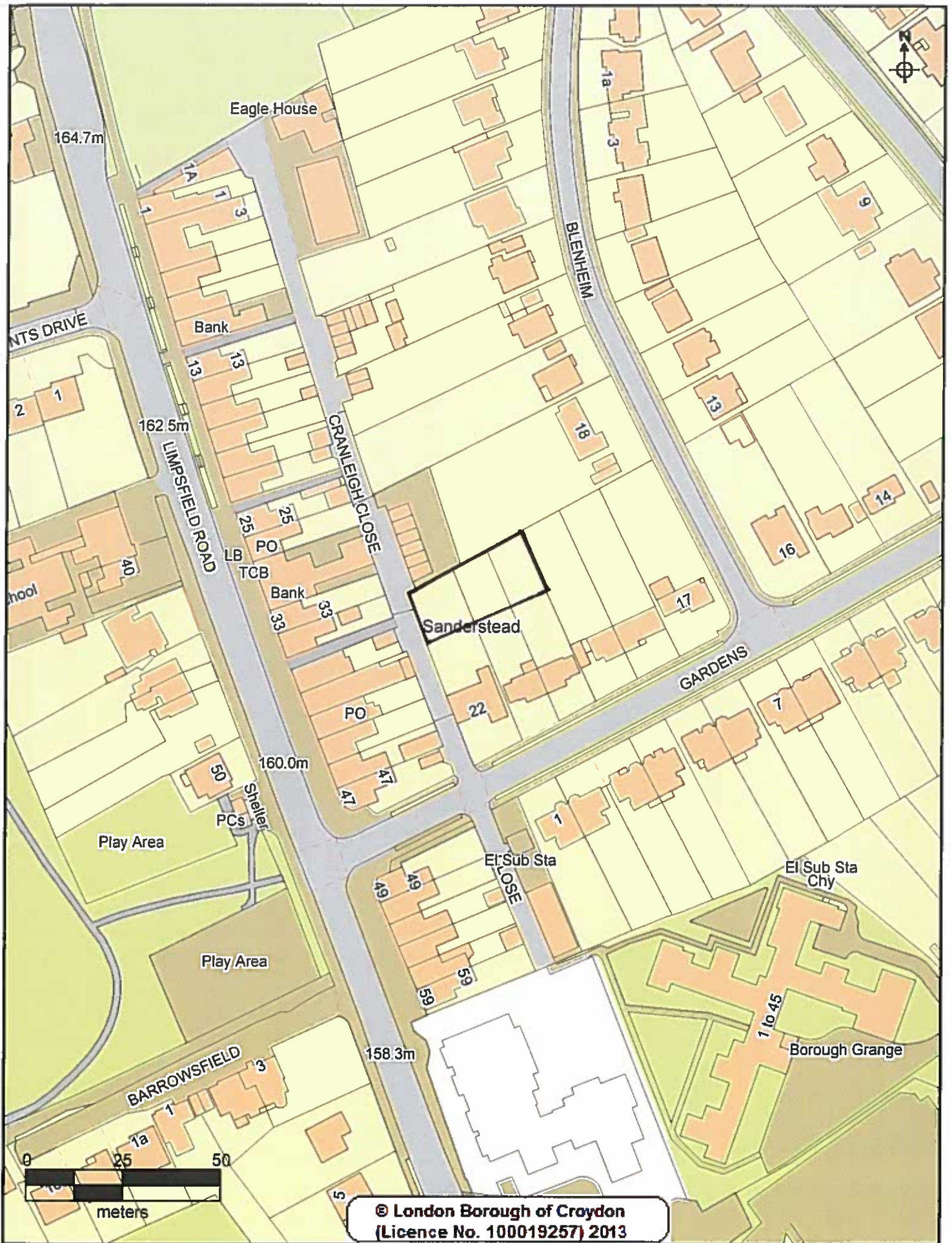
- 6.35 Policy SP6 of the Croydon Local Plan: Strategic Policies requires development to make the fullest contribution to minimising carbon dioxide emissions in accordance with the London Plan energy hierarchy. Policy SP6.3 requires new build residential development to achieve a minimum of Level 4 of the Code for Sustainable Homes or equivalent. Following the withdrawal of the Code earlier this year, the equivalent standard being sought on new build residential development is a 19% reduction in CO2 emissions produced by the development (beyond the 2013 Building Regulations) and a water use target of 110 litres per head per day to be achieved. It is recommended that these matters can be secured by condition in the event that planning permission is granted.

Other Planning Issues

- 6.36 None relevant

Conclusions

- 6.37 All other relevant policies and considerations, including equalities, have been taken into account. Planning permission should be granted for the reasons set out above. The details of the decision are set out in the RECOMMENDATION.



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PART 6: Planning Applications for Decision

Item 6.2

1 APPLICATION DETAILS

Ref: [16/04462/P](#) (*Link to associated documents on the Planning Register*)
 Location: Land rear of 20-22 Cranleigh Gardens, South Croydon, CR2 9LD
 Ward: Sanderstead
 Description: Erection of a pair of three bedroom semi-detached houses (fronting Cranleigh Close).
 Drawing Nos.: 040-001-PL-110A, 200, 300.
 Applicant: Mr Taylor
 Agent: Mike Bliss Architecture
 Case Officer: Billy Tipping

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

2 SUMMARY OF KEY REASONS FOR RECOMMENDATION

- The proposal is considered in the light of a previous permission further down Cranleigh Close, which established the principle of the use of Cranleigh Close for residential development.
- The proposal makes a valuable contribution to housing supply in the borough.
- The proposed development provides an acceptable standard of accommodation, without an undue adverse impact on issues of neighbouring residential amenity in the area.
- The design, siting and layout of the proposal respects the character of the area.
- The scheme is acceptable in terms of level of parking and highway safety.

3 RECOMMENDATION

3.1 That the Committee resolve to GRANT planning permission.

3.2 That the Director of Planning and Strategic Transport is delegated authority to issue the planning permission and impose conditions and informatives to secure the following matters:

Conditions

- 1) development in accordance with approved plans,
- 2) submission of details relating to: visibility splays, finished floor levels in relation to existing and proposed site levels,
- 3) the submission of a landscaping scheme,
- 4) archaeological investigation,
- 5) submission of material samples,
- 6) submission of Construction Environmental Management and Logistics Plan,
- 7) no doors or windows in flank elevations other than as specified,

- 8) removal of permitted development rights,
- 9) compliance with Part M4(2) of Building Regulations
- 10) restriction on water usage to 110L per person, per day,
- 11) 19% carbon dioxide reduction,
- 12) three years for commencement, and,
- 13) any other planning obligation(s) considered necessary by the Director of Planning and Strategic Transport.

Informatives

- 1) Community Infrastructure Levy.
- 2) Site Notice removal
- 3) Code of Practice – Construction Sites
- 4) Any other informative(s) considered necessary by the Director of Planning and Strategic Transport.

4 PROPOSAL AND LOCATION DETAILS

Proposal

4.1 Planning permission is sought for:

- the erection of a pair of three bedroom semi-detached houses fronting Cranleigh Close and,
- the formation of an access to the new development from Cranleigh Close.

Site and Surroundings

4.2 The application site has been created from the rear gardens of 20-22 Cranleigh Gardens. As 22 Cranleigh Gardens is on the corner of Cranleigh Close, the site fronts Cranleigh Close.

4.3 The surrounding area is characterised by similar properties. There are small pockets of development of garaging and offices, of varying shapes and sizes, towards the rear of existing properties in Blenheim Gardens, fronting Cranleigh Close.

Planning History

4.4 The following planning decision is relevant to the application.

- 15/03673/P – Erection of a two storey, four bedroom detached house at rear of 14 Blenheim Gardens (fronting Cranleigh Close).
Approved.

4.5 The proposed development was the subject of a pre-application enquiry:

- 14/04435/PRE – Pre-application enquiry for erection of 2 three bedroom semi-detached town houses fronting onto Cranleigh Close.

5 CONSULTATION RESPONSE

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

6 LOCAL REPRESENTATION

6.1 The application has been publicised by way of site notices in Blenheim Gardens Cranleigh Gardens and Cranleigh Close. The number of representations received from neighbours and local groups in response to publicity of the application were as follows:

No. of individual responses: 14 Objecting: 13 Supporting: 0 Commenting: 1.

6.2 Cllr Hale has also expressed an interest in proposal.

6.3 The following issues were raised in representations that are material to the determination of the application, and they are addressed in substance in the next section of this report:

Objections

- development involves 'garden grabbing',
- out of character in the area,
- increased traffic to rear of Limpsfield Road premises,
- loss of trees,
- loss of privacy,
- highway safety, and,
- increased pressure on local facilities.

6.4 The following issue was raised in representations, but is not material to the determination of the application:

- Cranleigh Close is not an adopted highway [OFFICER COMMENT: the management of Cranleigh Close is a separate, private matter].

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 character and appearance of the area.
3. Amenities of the occupiers of adjoining property.
4. Amenities of future occupiers of the property.
5. Parking and highway safety

The principle of development

7.2 Chapter 6 of the National Planning Policy Framework (NPPF) indicates that housing applications should be considered in the context of a presumption in favour of sustainable development and that it is the role of local planning authorities to deliver a wide choice of high quality homes, widening opportunities for home ownership. 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. Policy H2 of the Croydon Plan (2006) Saved Policies 2013 permits housing development within the existing built up area provided it does not conflict with the Council's aim of respecting the character of the residential area and there is no

loss of protected uses. Policy SP2.1 of the Croydon Local Plan: Strategic Policies (2013) states that the Council will apply a presumption in favour of development of new homes provided proposals meet the requirements of Policy SP2 and other applicable policies of the development plan.

- 7.3 The proposal would provide a pair of new dwellings within a residential area, utilising existing infrastructure. The principle of development is therefore considered acceptable and is in line with the NPPF, Policies 3.3 and 3.8 of the London Plan 2011(with 2013 Alterations), Policy H2 of the Croydon Plan (2006) Saved Policies 2013 and Policy SP2.1 of the Croydon Local Plan: Strategic Policies (2013), subject to the considerations below.

The impact on the character and appearance of the area

- 7.4 Policy 3.5 of the London Plan 2011(with 2013 Alterations) requires housing development to be of the highest quality. Policies 7.1, 7.4, 7.5 and 7.6 of the London Plan 2011(with 2013 Alterations) state that development should make a positive contribution to the local character, public realm and streetscape. It should incorporate the highest quality materials and design appropriate to its context. Policies UD2 and UD3 of the Croydon Plan (2006) Saved Policies 2013 require the siting, layout and form of new development to respect the character and appearance of existing areas. Policies H2 and H5 relate to the provision of new housing, and developments on backland sites. Policy SP1.1 of the Croydon Local Plan: Strategic Policies (2013) indicates that the Council will require all new development to contribute to enhancing a sense of place and improving the character of the area. Policies SP4.1 and SP4.2 of the Croydon Local Plan: Strategic Policies (2013) also require development to be of a high quality which respects and enhances local character.
- 7.5 The application site fronts Cranleigh Close, to the rear of 20-22 Cranleigh Gardens. The main rear elevation of Cranleigh Close properties is at least 15m from the side boundary of the proposed property. One of the properties has a rear extension, which reduces this distance to 12m. The proposed building would front Cranleigh Close. It would have a plot depth of 30.5m-32m, with a rear garden depth of 12.5m, and leave the smallest rear garden for the existing properties of 11-14m. It is therefore considered that this location is suitable for consideration for residential development and that the plot is sufficient to accommodate the dwellings in this location.
- 7.6 The proposed building would represent a typical suburban design for residential dwellings. Conditions are proposed requiring details of materials, and hard and soft landscaping be submitted prior to construction to ensure an acceptable appearance for the proposed building and its setting. It is considered that the building could provide an addition to the built character of the area providing visual interest.
- 7.7 Consequently, it is concluded that the proposal would accord with the intentions of the NPPF, Policies 3.5, 7.1, 7.4, 7.5 and 7.6 of the London Plan (2011), Policies UD2, UD3, H2 and H5 of the Croydon Plan (2006) Saved Policies 2013 and Policies SP1.1, SP4.1 and SP4.2 of the Croydon Local Plan: Strategic Policies (2013).

Amenities of the occupiers of adjoining property

- 7.8 Policy 7.6 of the London Plan 2011 (with 2013 amendments) states that development should not cause unacceptable harm to the amenity of surrounding land and buildings, particularly residential buildings, in relation to privacy, overshadowing, wind and

microclimate. Policy UD8 Croydon Replacement Unitary Development Plan (The Croydon Plan 2006) Saved Policies 2013 states that “Privacy and amenity of occupiers of surrounding buildings ensuring that both new and existing occupiers are protected from undue visual intrusion and loss of privacy...” and will have regard to the “maintenance of sunlight or daylight amenities for occupiers of adjacent properties”.

- 7.9 The proposed dwelling would front Cranleigh Close, an unadopted cul-de-sac used principally to access the rear of the properties fronting Limpsfield Road, but also to access some office developments at the far end. The dwelling would face the rear of the properties fronting Limpsfield Road. Some of these rears provide accesses to residential uses on upper floors. However these properties still constitute the rear of the Limpsfield Road properties, and are separated from the proposed dwelling by the close, forecourt parking and some parking to the rear of the Limpsfield Road properties themselves (approximately 26m of separation). It is not therefore considered that there would be an undue adverse impact on the residential amenity of these properties.
- 7.10 The adjacent residential properties in Blenheim Gardens and Cranleigh Gardens are sufficiently separated from the proposal to ensure that there will not be any undue visual intrusion to these properties. There are no windows proposed in the flank elevations, so there should not be any undue overlooking problem.
- 7.11 A condition requiring a Construction Logistics Plan is proposed, which should minimise noise and disturbance during construction to an acceptable level and an informative is proposed advising that the development should comply with the Council’s Construction Code of Practice.

Living conditions of future occupiers

- 7.12 The gross internal floor area of the proposed dwelling would provide an acceptable internal layout. All rooms would exceed the minimum standards with the Department for Communities and Local Government’s ‘Technical housing standards – nationally described space standards’ and the Mayor’s Housing SPG and provides a comfortable internal living environment for future occupiers.
- 7.13 With regard to amenity space, the London Housing SPG states that a minimum of 5m² 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. The proposed garden area exceeds the minimum standards while the provision is considered to respect the character of the area as discussed above. It would have a total depth from the rear elevation of the proposed dwelling to the rear boundary of 12.5m which is considered to be a sufficient degree of separation.
- 7.14 The Design and Access Statement refers to level access for the proposed dwelling, and that the dwellings will be constructed to Lifetime Homes standards. A condition is proposed requiring the dwellings to comply with Part M4(2) of the Building Regulations ‘accessible and adaptable dwellings’.

The impact on parking, pedestrian and highway safety

- 7.15 Policy 6.13 of the London Plan 2011(with 2013 Alterations) 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. Policy UD13 of the Croydon Plan (2006) Saved Policies 2013 requires car parking and access arrangements to be safe, secure, efficient and well designed. Policies SP8.1, SP8.3, SP8.4, SP8.6, SP8.12, SP8.13 and SP8.15 of the Croydon Local Plan: Strategic Policies (2013) seek to ensure that sustainable transport will be promoted, that traffic generated by new development can be safely accommodated on the road network and that there is an appropriate level of car parking.

- 7.16 The parking arrangements for the proposed dwellings would be two spaces per unit, on the forecourt. The proposed parking would be within the maximum standard of 2 spaces per dwelling and is considered acceptable. Conditions are proposed requiring that the applicant demonstrates that vehicles can access and exit the parking area and garage safely. Conditions are proposed requiring details of cycle storage provision, refuse storage provision, and highway access (including visibility splays and sightlines).
- 7.17 The submission of the Construction Logistics Environmental Management Plan will ensure that any impact on other users of the close is minimised.
- 7.18 It is not therefore considered that the proposal would have a significant adverse impact on traffic flow or highway safety, and incorporates sufficient parking provision.

Other Planning Issues

- 7.19 Historic England do not object to the proposal subject to the proposal subject to an archaeological condition.
- 7.20 It is suggested that a condition is attached removing the permitted development rights of any new dwelling to protect the character of the area and the residential the amenities of the adjoining occupiers from future harm.
- 7.21 The development would result in the loss of some small trees from this rear garden area, but it is not considered that these have great public amenity, and it is not considered that their loss would warrant refusal of the application.

Conclusions

- 7.22 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.