



PART 6: Planning Applications for Decision

Item 6.1

1 APPLICATION DETAILS

Ref: 16/02806/P
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 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.