



PART 6: Planning Applications for Decision

Item 6.1

1 APPLICATION DETAILS

Ref: 16/05768/FUL
Location: 150 Norbury Crescent, Norbury, London, SW16 4JZ
Ward: Norbury
Description: Conversion to form 3x self contained flats (1x 3bedroom, 2x 1bedroom)
Drawing Nos: 150NC/P/01 Rev A, 150NC/P/02 Rev B, 150NC/P/03 Rev B, 150NC/P/04 and 150NC/P05 Rev A.
Applicant: Mr Mark Fitzsimons
Agent: Mrs Pamela Fitzsimons
Case Officer: Ganesh Gnanamoorthy

- 1.1 This application is being reported to committee because The Norbury Residents Association Joint Planning have made representations in accordance with the Committee Consideration Criteria and requested committee consideration if permission is recommended.

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 for future occupiers is acceptable
2.5 The development will not result in unacceptable additional parking stress
2.6 The development would not have an unacceptable impact upon flood risk

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 details relating to cycle storage
- 2) In accordance with approved plans
- 3) Development must commence within three years from date of approval

Informatives

- 1) Removal of site notices

PROPOSAL AND LOCATION DETAILS

Proposal

3.3 The application proposes:

- The conversion of the existing single dwelling house to provide 3x self contained flats (1x 3bed and 2x 1 bed), and provision of a bin store.

Site and Surroundings

3.4 The application site is located on the south-western aspect of Norbury Crescent, within the Norbury Ward. The site is designated by the Croydon Local Plan: Strategic Policies (2013) as an Area of High Density. The site is not located on article 2 (3) land.

3.5 The subject property is one half of a semi-detached pair. The surrounding area is primarily made up of semi-detached and terraced properties.

3.6 The site is situated within the Surface Water 100yr Flood Zone, and is within flood zones 2 and 3.

Planning History

3.7 16/00470/LP – Certificate refused for the erection of gable end roof extension with dormer extension in rear roof slope and single storey rear extension.

3.8 16/01786/P – Permission refused for the erection of single storey/two storey rear extension

3.9 16/03484/LE – Certificate granted for erection of single storey rear extension

3.10 16/04582/FUL – permission refused for alterations and conversion to form 1 three bedroom, 1 two bedroom and 1 one bedroom flats; provision of a bin store. This application was refused due to substandard accommodation, inadequate parking arrangements and the lack of flood risk information.

4 CONSULTATION RESPONSE

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

5 LOCAL CONSULTATION

5.1 The application has been publicised by site notices on Norbury Crescent and Dalmeny Avenue. The number of representations received from neighbours and local groups in response to publicity of the application were as follows:

No of individual responses: 0 Objecting: 1 Supporting: 0

The Norbury Residents Association Joint Planning Committee have objected to the proposal for the following reasons:

- Overdevelopment of property and excessive additional pressures on demand for local services and utilities. [Officer Comment: This is not a material planning consideration].
- Inaccuracies on application form [Officer Comment: The description has been amended accordingly and assessed in accordance with the detail provided on the plans]
- The site history [Officer comment: Officers consider that this proposal overcome the previous reasons for refusal which is considered in more detail below]
- Substandard accommodation [Officer comment: This will be addressed later in this report]
- The amenity space proposed for each flat within the current garden space lacks value [Officer comment: this will be addressed later in this report].
- Unsightly built dormer built prior to obtaining a certificate of lawful development [Officer comment: This has been built under permitted development. The applicant is under no obligation to apply for a certificate of lawful development for this work]
- Parking – unacceptable parking space proposed and likely additional on-street parking stress [Officer comment: This will be addressed later in this report]
- Inadequate refuse store [Officer comment: This will be discussed later in this report]

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. Flood risk
7. Refuse

Principle

6.2 The London Plan (consolidated with alterations since 2011) Policy 3.3 Increasing Housing Supply states that the Mayor recognises the pressing need for more homes in London in order to promote opportunity and provide a real choice for all Londoners in ways that meet their needs at a price they can afford.

6.3 The Croydon Replacement Unitary Development Plan (The Croydon Plan 2006) Saved Policies 2013 Policies H2 Supply of New Housing, H7 Conversions and H11 Retaining Small Houses permit housing development and conversions within existing built up areas provided it does not conflict with the aim of respecting the character of residential areas, that the new dwellings are self-contained, there would be no net loss of small houses and that they provide satisfactory accommodation.

- 6.4 The London Housing Supplementary Planning Guidance (SPG) - 2015 states that a balance needs to be struck between realising the potential of residential conversions to meet the needs of smaller households and sustaining the residential quality of neighbourhoods where pressure for conversions is particularly intense.
- 6.5 Saved policy H11 of the Croydon Replacement Unitary Development Plan (The Croydon Plan 2006) Saved Policies 2013 resists the loss of small houses, which are defined as having a floor area of less than 130 square metres.
- 6.6 The floor area of the existing dwelling is approximately 190 square metres and is not, therefore, regarded as a small house,
- 6.7 The proposal to convert the house into flats is therefore considered acceptable.

Design and townscape

- 6.8 London Plan Policy 7.4 Local Character and Policy 7.6 Architecture are of relevance. Policy SP4.1 of the Croydon Local Plan: Strategic Policies (2013) should be considered. The relevant Croydon Replacement Unitary Development Plan (The Croydon Plan 2006) Saved Policies 2013 are UD2 which covers “the layout and siting of new development” and UD3 which covers “the scale and design of new buildings”. Furthermore, Croydon Plan Policy UD15 Refuse and Recycling Storage should also be considered, it states that conversions will only be permitted if it provides temporary storage space for refuse which is generated by the development and which is adequately screened and conveniently located. Supplementary Planning Document No.2 (SPD2) on ‘Residential Extensions and Alterations’ is also of importance.
- 6.9 No external extensions are proposed, whilst the only addition visible within the streetscene would be the refuse store to the front of the site. Refuse bins to the front of properties along this part of Norbury Crescent are commonplace and the proposed refuse store would provide a tidy housing for these. As such, the proposal would not have a detrimental impact on the appearance of the host property, or the wider streetscene.

Impact on the amenity of adjoining occupiers

- 6.10 The London Plan Policy 7.6 Architecture states that development must not cause unacceptable harm to the amenity of surrounding land and buildings. Policy UD2 and UD8 of the Croydon Replacement Unitary Development Plan (The Croydon Plan 2006) Saved Policies 2013 seek to protect residential amenity to prevent adjoining and nearby occupiers from loss of privacy, loss of light, loss of outlook and adverse visual intrusion.
- 6.11 No extensions are proposed, while the refuse store would be a modestly sized structure. There is no resultant concern over light receipt to adjoining properties, nor any concerns of overbearing.
- 6.12 The use of rooms at ground floor level, served by windows facing the shared alleyway with 148 Norbury Crescent would be altered although the views from these would be no different to the existing situation. In any event, the altering of use of these rooms would not, in itself, require permission.

Amenity of future occupiers

- 6.13 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.
- 6.14 The applicant has taken on board concerns of Officers during the life of this application, and amendments have been made to ensure that all individual rooms, and overall flat sizes, comply with and/or exceed the minimum standards set out in the Technical Housing Standards document.
- 6.15 With particular regard to the ground floor flat, it is noted that there is a bedroom with a window which faces out onto the shared alleyway with 148 Norbury Crescent, which is not an ideal situation. However, this room also has a rear facing window and as such, the outlook from the flank window is less significant.
- 6.16 With regard to the top floor flat, it is noted that some of the accommodation has a floor to ceiling height of less than 1.50m. The Technical Housing Standards document sets out the need to discount this floorspace from the overall total. When this deduction is made, this flat still exceeds the minimum acceptable floorspace for a 1 person, 1 bedroom flat.
- 6.17 It is considered that the proposed units will have sufficient outlook, size, and availability of light and subsequently provide an acceptable standard of amenity.

Highways and parking

- 6.18 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.
- 6.19 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.
- 6.20 The previous application was refused due to the provision of a parallel off street parking space which would not be able to be accessed and egressed in a forward gear – causing highways safety concerns. This application was resubmitted with a similar arrangement although consultation with Officers has seen this space

removed. A parking survey was subsequently submitted which demonstrates an average parking stress in the immediate area of 69.17%, suggesting adequate off street parking for the proposed development.

- 6.21 The Council's Highways Officer has reviewed the survey and has raised no objection to the survey results or conclusions.
- 6.22 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.

Flooding

- 6.23 The NPPF sets out that inappropriate development in areas at risk of flooding should be avoided by directing development away from areas at highest risk. Policy SP6 (Environment and Climate Change) of CLP1 sets out the Council's approach to flooding. It identifies that Croydon is ranked the 4th settlement in England most susceptible to surface water flooding. The policy requires: Flood Risk Assessments to be submitted for major developments, with proposals in Flood Zones 2 and 3 providing site-specific information proportionate to the degree of flood risk posed to and by the development; and all development to utilise sustainable drainage to reduce surface water run-off.
- 6.24 The site is located within Flood Zone 3 (statutory designation). The Environment Agency's Standing Advice has therefore been considered.
- 6.25 The Environment Agency sets out that applications for minor development in Flood Zone 2 or 3 should be accompanied by a Flood Risk Assessment and that a plan Environment Agency's Standing Advice (available at <https://www.gov.uk/guidance/flood-risk-assessment-standing-advice>). A Flood Risk Assessment has been submitted with the application.
- 6.26 The assessment concludes that the vulnerability of the site would not be altered. The assessment reports that the risk from surface water, ground water and sewer flooding would be low.
- 6.27 As there are no extensions, there is not considered to be any increase in the level of flood risk.

Refuse

- 6.28 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.
- 6.29 The proposed refuse is situated at the front of the site – an arrangement which is considered acceptable for a development of this nature. The provision is the same as the previously refused application, and no objections were raised on that occasion. There are no material changes in circumstance to indicate that this provision would now be unacceptable.

Other Planning Issues

- 6.30 None relevant

Conclusions

- 6.31 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.