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London Borough Croydon

Scale 1:1250

24-Jan-2017



1 APPLICATION DETAILS

Ref: 16/03452/P
Location: 14 The Avenue, Coulsdon, CR5 2BN
Ward: Coulsdon West
Description: Erection of a four bedroom detached house with accommodation in the roofspace and basement parking; widening of vehicular access onto The Grove; and provision of new access onto The Avenue and parking for No 14 together with refuse storage facilities
Drawing Nos: MDL-2472-LP; MDL-2472-1; MDL-2472-2; MDL-2472-3; MDL-2472-4 Rev 1; MDL-2472-5 Rev 1; MDL-2472-6 Rev 1; MDL-2472-7 Rev 1;
Applicant: Mr and Mrs McCallum
Agent: Macdonald Design Ltd
Case Officer: Andy Day

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

2 SUMMARY OF KEY REASONS FOR RECOMMENDATION

- A residential development of this site is acceptable in principle.
- The proposal would respect the character of the area and the street scene.
- The siting and layout of the proposed building and the degree of separation between the existing dwellings and the proposed building would be sufficient to ensure no undue impact on the residential amenities of the adjoining occupiers.
- The proposal would be acceptable with regards to the accommodation for future occupiers
- The proposal would have no significant adverse impact on parking demand and pedestrian and highway safety.
- The concerns about an earlier proposal, refused permission in 2010, have been overcome.

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) In accordance with plans
- 2) Finished floor levels, boundary treatments, cycle and refuse/recycling storage (donor property) to be submitted for approval
- 3) Matters to be provided as specified
- 4) Parking arrangements, visibility splays to be provided as specified
- 5) Materials to be submitted for approval

- 6) Hard and Soft Landscaping to be submitted for approval (to include SUDS)
- 7) Retention of existing planting
- 8) Tree protection to be carried out in accordance with scheme to be approved
- 9) Window restrictions
- 10) Removal of Permitted Development rights
- 11) Construction logistics plan to be submitted for approval
- 12) Water usage
- 13) 19% carbon reduction to be achieved
- 14) Commence within 3 years
- 13) Any other planning condition(s) considered necessary by the Director of Planning and Strategic Transport

Informatives

- 1) Site notice removal
- 2) Community Infrastructure Levy (CIL) – Granted
- 3) Code of Practice on Construction sites
- 4) Individual crossovers must not exceed 3.6m in width
- 5) Any informative(s) considered necessary by the Director of Planning and Strategic Transport

3.3 Section 197 of the Town and Country Planning Act 1990 places a duty on Local Planning Authorities to ensure whenever appropriate when granting planning permission that adequate provision is made, by the imposition of conditions, for the preservation or planting of trees.

4 PROPOSAL AND LOCATION DETAILS

Proposal

4.1 The applicant seeks full planning permission for the:

- Erection of a four bedroom detached house with rooms in the roofspace and basement parking, with enlargement of vehicular access onto The Grove
- The proposal also includes the provision of a parking area for the existing property (No 14) with a new vehicular access onto The Avenue and accommodation of refuse collection facilities

4.2 This application follows the refusal of an earlier proposal in 2010 (10/02047/P) due to: (1) unsatisfactory relationship with the host property, causing harm to the street scene through siting, layout, massing and design; and (2) inadequate provision for parking for the host property. This application differs because;

- the level of the building has been increased so that the development would have a better transition between existing and proposed buildings
- the appearance of the building has been improved
- the depth of the building in relation to No 14 has been reduced
- more car parking has been introduced for the host property

Furthermore, in the period since 2010, other new infill plots have been permitted and built in the locality.

Site and Surrounding Area

- 4.3 The application site is located on the northern side of The Avenue, at the junction with The Grove. The site is occupied by a large two storey semi-detached house, with single and two storey extensions to the side and rear and it is finished in white render with Tudor-boardings, under a plain tiled roof. Due to changes in ground levels, the existing house sits higher than the adjoining roads. The existing vehicular access is to The Grove. No 16 is the other of the semi-detached houses and 1 The Grove to the north of the site is on higher ground.
- 4.4 The Avenue and The Grove are residential roads containing mainly detached and semi-detached houses, of varying styles and period, and with a good number of infill plots over the years. The Avenue and The Grove have road restrictions and some on-street parking, and The Avenue is now on a bus route. The site is near Coulsdon Town Centre to the east.

Planning History

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

10/02047/P: Erection of four bedroom detached house with accommodation in the roofspace; formation of vehicular access onto The Grove and provision of associated parking and refuse storage

Refused permission on grounds (1) unsatisfactory relationship with the host property, causing harm to the street scene, through siting, layout, massing and design, and (2) inadequate provision for parking for the host property.

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 2 site notices displayed in the vicinity of the application site. The number of representations received from neighbours, local groups etc in response to notification and publicity of the application were as follows:

No of individual responses: 13 Objecting: 11 Supporting: 2

- 6.2 The following Councillor made representations:

- Councillor Jeet Baines [objecting]

- 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

- Too much building in the area
- Impact on safety at nearby junction of The Grove and The Avenue
- Adverse impact on parking provision in the area, which is already overstretched
- Detrimental to adjoining occupiers due to size and siting
- Loss of light
- Visual intrusion
- Loss of privacy
- Increase in traffic generation
- Noise and disturbance, including during the construction period
- Cramped form and out of keeping with street scene
- Overdevelopment in this small tight area, which has seen other recent developments
- Design and appearance of the building
- Effects on drainage and sewerage

Supporting

- The development wouldn't add extra pressure in The Avenue
- There is enough space
- Parking will be incorporated
- Family house in character and matches other properties

7 MATERIAL PLANNING CONSIDERATIONS

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

1. The principle of the development
2. The impact of the development upon the character and appearance of the surrounding area.
3. The standard of accommodation for future occupiers
4. The impact of the development upon the residential amenities of the adjoining occupiers.
5. The impact of the development upon the safety and efficiency of the highway network.
6. Other planning matters.

The principle of the development

7.2 The National Planning Policy Framework (NPPF) requires planning applications to be determined with a presumption in favour of sustainable development. Chapter 6 of the 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, widen opportunities for home ownership and create sustainable, inclusive and mixed communities.

7.3 The London Plan (Consolidated with Alterations Since 2011) Policy 3.5 requires the design of all new housing developments should enhance the quality of local places, taking into account physical context; local character; density; tenure and land use mix;

and relationships with, and provision of, public, communal and open spaces. The Croydon Local Plan: Strategic Policy SP2.1 applies a presumption in favour of development of new homes. The Croydon Plan 2006 (Saved Policies 2013) contains Policy H2 which permits new housing development if it respects the character of residential areas.

- 7.4 Given that the site is located within a residential area, the principle of the development can be accepted provided that the proposal respects the character and appearance of the surrounding area, there are no other impact issues and the earlier grounds for refusal can be overcome.

The impact of the development upon the character and appearance of the surrounding area.

- 7.5 The London Plan (Consolidated with Alterations Since 2011) Policy 3.5 addresses the “spaces between and around buildings; urban layout; enclosure; ensuring homes are laid out to form a coherent pattern of streets and blocks; public, communal and private open spaces and the ways these relate to each other and neighbourhoods as a whole”. London Plan Policies 7.4 and 7.6 require planning decisions to have regard to local character and for development to comprise details and materials that complement, not necessarily replicate the local architectural character. CLP: SP Policy SP4 concerns Urban Design & Local Character. SP4.1 is of particular relevance to this proposal which states that the Council will require development 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. The Council will apply a presumption in favour of development provided it meets the requirements of Policy SP4 and other applicable policies of the development plan. Saved 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. Saved Policy UD14 of the Croydon Plan 2006 Saved Policies states that all landscape associated with new development should be considered as an intrinsic part of the overall design concept.
- 7.6 This part of west Coulsdon contains a mixture of housing types and designs, built over different periods in a sustainable location close to Coulsdon Town Centre. There are infill plots nearby in The Grove, The Avenue, South Drive and Woodcote Grove Road. Many of the properties have garages or hardstandings’ for parking at the front. These features contribute to the current character of the area.
- 7.7 The plot frontage width for the new house would be around 9m wide, leaving approximately 9.5m frontage for the existing house. There would be 2m between the existing and proposed houses and a minimum 1.4m between the new house and the boundary with The Grove. The ridge height represents a transition from Nos 14 and 16 down to No 12 on the other side of The Grove. The width of the proposed building would be similar to the widths of the main dwellings at Nos 14 and 16, and the design would be similar to these same adjoining buildings. In their revised form the hard surfacing such as driveways, retaining walls and refuse storage facilities have been reduced to be more in keeping and less prominent in the street scene.
- 7.8 The latest submission has sought to address previous street scene and character of the area concerns. Having considered all of the above, against the backdrop of housing need, officers are of the opinion that the proposed development would comply with the objectives of the above policies respecting local character.

The standard of accommodation for future occupiers

- 7.9 With regard to the layout of the proposed dwelling the bedrooms would be located above the lounge and reception areas. This is a typical layout for a house of this size and design and is considered acceptable for a single household. The floorspace and layout for the proposed dwelling would be in accordance with National Standards and London Plan Policy 3.5 and Policy H7 of the Croydon Replacement Unitary Development Plan (The Croydon Plan 2006) Saved Policies 2013.
- 7.10 With regard to amenity space, Policy UD8 (Residential Amenity) of the Croydon Replacement Unitary Development Plan (The Croydon Plan 2006) Saved Policies 2013 requires the provision of amenity space that 'respects the character of the surrounding area and provides an amenity area for residents'. Family homes of this size must provide high quality amenity space of an adequate size. There would be a small patio at the rear of the house, with rising ground thereafter, to be personalised by the occupiers, but substantial in area (some 180 sq.m.) suitable for lawn if necessary and similar in size to other gardens nearby. It is therefore considered that the amenity space provided is acceptable.

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

- 7.11 The London Plan (Consolidated with Alterations Since 2011) Policy 7.6 Architecture states amongst others that development should,
- d) not cause unacceptable harm to the amenity of surrounding land and buildings, particularly residential buildings, in relation to privacy, overshadowing, wind and microclimate. This is particularly important for tall buildings
- 7.12 Policy UD2 of the Croydon Replacement Unitary Development Plan (The Croydon Plan 2006) Saved Policies 2013 states that development proposals will be permitted provided that they allow adequate daylight and sunlight to penetrate into and between buildings. While Policy UD8 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".
- 7.13 The proposed building would be approximately 21 metres from 1 The Grove and 16 metres from the side wall of 12 The Avenue. It would also be 24 metres from 9A The Avenue, the new house opposite the site on the other side of the road. The layout and siting of the proposed building and the degree of separation between the neighbouring dwellings would be sufficient to ensure there would be no undue impact on the residential amenities of the adjoining occupiers. Harm to the amenities of neighbouring occupiers was not a reason cited for refusal in the earlier scheme (10/02047/P).
- 7.14 There are no objections on residential amenity grounds and the proposal is compliant with the relevant policies.

The impact of the development upon the safety and efficiency of the highway network

- 7.15 London Policy 6.13 sets out parking standards. 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 2006 Saved Policies concerns traffic

generation and parking standards. Policy UD13 states that car and cycle parking must be designed as an integral part of the scheme...and should be safe, secure, efficient and well designed.

- 7.16 The application site is located within an area with a PTAL rating of 3 which indicates a moderate level of accessibility to public transport links. The development would incorporate parking for two cars for each of the proposed and existing dwellings. This level of parking is considered acceptable and overcomes the previous grounds for refusal.
- 7.17 There are yellow line road restrictions on the corner, at the junction, and a mixture of yellow lines and on-street parking spaces elsewhere on the two road frontages. Some on-street parking spaces would be affected by the proposed access points. The Avenue is also on a bus route. Given the low level increase in vehicle movements as a result of the development it is not considered that this would harm the safety and efficiency of the highway network.
- 7.18 A demolition and construction logistics plan (including a construction management plan) would be controlled through a planning condition in accordance with Policy EP1 Croydon Plan 2006 Saved Policies.

Other Planning Issues

- 7.19 Croydon Local Plan: Strategic Policies, Policy SP6.3 (Sustainable design and construction) and the London Plan requires all new build housing to achieve high levels of sustainability. This will be secured through planning condition.
- 7.20 The site is not in a Flood Zone, according to Environment Agency maps. However the site does fall within a 1 in 100 year Surface Water Critical Drainage Area. A House of Commons: Written Statement of 18th April 2014 specified that Local Planning Authorities should statutorily consult the relevant Lead Local Flood Authority to ensure that SUDs for the management of water run-off are put in place and are adequate. The Statement sets out that this only applies to major developments comprising of 10 or more dwellings, or an equivalent non-residential or mixed development (as set out in Article 2(1) of the Town and Country Planning (Development Management Procedure) (England) Order 2010. This application is not classified as a major development, given the proposal is for 1 unit. Therefore it is considered that SUDs details can be secured through a condition, along with building resilience measures to be incorporated into the building.

Conclusions

- 7.21 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.