

Planning Committee Agenda



To: Councillor Paul Scott (Chair)
Councillor Muhammad Ali (Vice-Chair)
Councillors Chris Clark, Felicity Flynn, Clive Fraser, Toni Letts, Jason Perry,
Scott Roche, Gareth Streeter and Oni Oviri

Reserve Members: Joy Prince, Nina Degrad, Niroshan Sirisena,
Maggie Mansell, Sherwan Chowdhury, Stephen Mann, Yvette Hopley,
Stuart Millson, Ian Parker and Simon Brew

A meeting of the **Planning Committee** which you are hereby summoned to attend,
will be held on **Thursday, 5 July 2018** at **6.30pm** in **Council Chamber, Town Hall,
Katharine Street, Croydon CR0 1NX**

JACQUELINE HARRIS-BAKER
Director of Law and Monitoring Officer
London Borough of Croydon
Bernard Weatherill House
8 Mint Walk, Croydon CR0 1EA

Michelle Gerning
020 8726 6000 x84246
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www.croydon.gov.uk/meetings
Wednesday, 26 June 2018

Members of the public are welcome to attend this meeting.
If you require any assistance, please contact the person detailed above, on the right-
hand side.

To register a request to speak, please either e-mail
Democratic.Services@croydon.gov.uk or phone the number above by 4pm on the
Tuesday before the meeting.

THIS MEETING WILL BE WEBCAST LIVE - Click on link to view:
<https://croydon.public-i.tv/core/portal/home>

N.B This meeting will be paperless. The agenda can be accessed online at
www.croydon.gov.uk/meetings.

AGENDA – PART A

1. Apologies for absence

To receive any apologies for absence from any members of the Committee.

2. Minutes of Previous Meeting

To approve the minutes of the meeting held on 21 June 2018 as an accurate record.

3. Disclosure of Interest

In accordance with the Council's Code of Conduct and the statutory provisions of the Localism Act, Members and co-opted Members of the Council are reminded that it is a requirement to register disclosable pecuniary interests (DPIs) and gifts and hospitality to the value of which exceeds £50 or multiple gifts and/or instances of hospitality with a cumulative value of £50 or more when received from a single donor within a rolling twelve month period. In addition, Members and co-opted 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 those disclosable pecuniary interests at the meeting. This should be done by completing the Disclosure of Interest form and handing it to the Democratic Services representative at the start of the meeting. The Chair will then invite Members to make their disclosure orally at the commencement of Agenda item 3. Completed disclosure forms will be provided to the Monitoring Officer for inclusion on the Register of Members' Interests.

4. Urgent Business (if any)

To receive notice of any business not on the agenda which in the opinion of the Chair, by reason of special circumstances, be considered as a matter of urgency.

5. Development presentations (Pages 7 - 8)

To receive the following presentations on a proposed development:

There are none.

6. Planning applications for decision (Pages 9 - 12)

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

6.1 17/06370/FUL 193 Hayes Lane, Kenley, CR8 5HN (Pages 13 - 22)

Demolition of existing detached dwelling; Erection of a two storey detached dwelling, soft/hard landscaping and other associated works.

Ward: Kenley

Recommendation: Grant permission

6.2 17/06373/FUL 193 Hayes Lane, Kenley, CR8 5HN (Pages 23 - 34)

Erection of a single storey detached bungalow with accommodation in the roof space; site with new vehicular access.

Ward: Kenley

Recommendation: Grant permission

6.3 17/06330/FUL Land at the Junction of Coombe Road and Edridge Road, Croydon, CR0 1BD (Pages 35 - 48)

Erection of a three storey building to provide eight one bedroom flats with accommodation in the roof space and the erection of a two storey 3 bedroom house with accommodation in the roof space with landscaping and other associated works.

Ward: Fairfield

Recommendation: Grant permission

6.4 18/00693/FUL 11 South Park Hill Road, South Croydon, CR2 7DY (Pages 49 - 58)

Demolition of the existing dwelling: erection of a three/four storey building comprising 1 studio, 4 two bedroom and 1 three bedroom flats with associated landscaping, parking, refuse and cycle provision.

Ward: South Croydon

Recommendation: Grant permission

6.5 18/00841/FUL 1 Brighton Road, Coulsdon, CR5 2BF (Pages 59 - 68)

Demolition of existing detached dwelling: erection of two/three storey building comprising 4 one bedroom and 5 two bedroom flats: formation of vehicular access onto Stoats Nest Road and provision of associated 5 car parking spaces.

Ward: Coulsdon Town
Recommendation: Grant permission

6.6 18/01213/FUL The Welcome Inn Public House, 300 Parchmore Road, CR7 8HB (Pages 69 - 84)

Alterations including construction of single storey addition to the rear outbuilding and partial demolition of single storey rear extension to existing pub in connection with the retention of the A4 public house use at the basement and ground floor levels, and conversion of the upper floors to provide 4 X 1bed flats and conversion of the rear out building to provide a 1 bedroom maisonette cottage.

Ward: Thornton Heath
Recommendation: Grant Permission

6.7 18/02276/FUL 12 Sunny Bank (Pages 85 - 100)

Alterations; Erection of 1 three storey building to rear with accommodation in the roof space comprising 1 x 3 bedroom, 5 x 2 bedroom and 1 x 1 bedroom flats; and erection of 1 two storey building to rear comprising of 2 x 2 bedroom flats; and erection of double garage to rear; formation of vehicular access from Bevill Close and provision of associated parking to rear; provision of associated refuse and cycle storage.

Ward: South Norwood
Recommendation: Grant Permission

7. Items referred by Planning Sub-Committee

To consider any item(s) referred by a previous meeting of the Planning Sub-Committee to this Committee for consideration and determination:

There are none.

8. Other planning matters (Pages 101 - 102)

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

There are none.

9. Exclusion of the Press & Public

The following motion is to be moved and seconded where it is proposed to exclude the press and public from the remainder 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 items 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."

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Planning Committee

Meeting of Croydon Council's Planning Committee held on Thursday, 21 June 2018 at 6.30pm
in Council Chamber, Town Hall, Katharine Street, Croydon, CR0 1NX

This meeting was Webcast – and is available to view via the Council's Web Site

MINUTES

Present: Councillor Paul Scott (Chair);
Councillor Muhammad Ali (Vice-Chair);
Councillors Chris Clark, Felicity Flynn, Clive Fraser, Toni Letts, Jason Perry,
Scott Roche and Oni Oviri and Simon Brew

Also Present: Councillors Robert Canning, Steve O'Connell, Vidhi Mohan,
Tim Pollard, Badsha Quadir and Pat Ryan

Apologies: Councillor Gareth Streeter

PART A

14/18 **Minutes of Previous Meeting**

RESOLVED that the minutes of the meeting held on 7 June 2018 be signed as a correct record.

15/18 **Disclosure of Interest**

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

16/18 **Urgent Business (if any)**

There was none.

17/18 **Development presentations**

There were none.

18/18 **Planning applications for decision**

The Chair spoke to the Committee for the items to be heard in the following order: 6.6, 6.3, 6.1, 6.2, 6.4 and 6.5.

19/18 **17/04657/FUL White Lodge, 126 Foxley Lane, Purley, CR8 3NE**

At 8:50pm, the Planning Committee adjourned for a short break.

At 8:56pm, the Planning Committee meeting reconvened.

Demolition of existing buildings and erection of a three storey building comprising 21 special care residential units and provision of associated parking.

Ward: Purley

Details of the planning application was presented by the officers and officers responded to questions and clarifications.

Mr Kevin Frett spoke against the application.

Councillor Badsha Quadir, Ward Councillor, spoke against the application.

Councillor Clark proposed a motion for **APPROVAL**. Councillor Fraser seconded the motion.

The motion of approval was put forward to the vote and was carried with eight Members voting in favour and two against.

The Committee therefore **RESOLVED** to **GRANT** the application of the development of White Lodge, 126 Foxley Lane, Purley, CR8 3NE.

20/18 **18/00588/FUL 4 Rectory Park, South Croydon, CR2 9JL**

Demolition of existing building: erection of a two storey building with accommodation in roof space comprising 3 two bedroom, 2 one bedroom and 2 three bedroom flats; formation of vehicular access onto Borrowdale Drive and provision of associated parking spaces, cycle storage and refuse store.

Ward: Sanderstead

Details of the planning application was presented by the officers with no clarifications.

Mr Bernard Munt spoke against the application.

Mr Mark Philpot (Agent), spoke in support of the application.

Councillor Tim Pollard, Ward Councillor, spoke against the application.

Councillor Scott proposed a motion for **APPROVAL**. Councillor Fraser seconded the motion.

The motion of approval was put to the vote and was carried with eight Members voting in favour and two against.

The Committee therefore **RESOLVED** to **GRANT** the application for the development of 4 Rectory Park, South Croydon, CR2 9JL.

21/18 **18/00831/FUL Queens Hotel, 122 Church Road, London, SE19 2UG**

The demolition of existing buildings to the centre and rear of the site and existing extensions to the roof; the construction of a new spine building, an extension to the south-west facing elevation of the existing locally listed building, a single storey extension to the restaurant and five subterranean levels which provide parking, hotel bedrooms, ancillary leisure facilities and servicing space, to create a total of 495 hotel rooms and 207 vehicle parking spaces; the re-cladding of the 1970's extension, provision of enhanced landscaping across the site including 5 coach parking spaces to the front and the adaptation of existing entrance to the hotel including the formation of a new access to facilitate one-way working within the hotel forecourt area..

Ward: Crystal Palace and Upper Norwood

Details of the planning application was presented by the officers and officers responded to questions and clarifications.

Councillor Steve O'Connell and Mr David King spoke against the application.

Mr Richard Quelch (GVA) spoke in support of the application.

Councillor Pat Ryan, Ward Councillor, spoke against the application.

Councillor Perry proposed a motion for **REFUSAL** on the grounds of over development due to size and massing; having an impact on the streets; being out of character and the loss of amenities for adjoining occupiers. Councillor Roche seconded the motion.

Councillor Scott proposed a motion for **APPROVAL**. Councillor Letts seconded the motion.

The motion for refusal was put to the vote and was carried with six Members voting in favour and four against. The motion for approval therefore fell.

The Committee therefore **RESOLVED** to **REFUSE** the application for the development of Queens Hotel, 122 Church Road, London, SE19 2UG.

22/18 **18/01263/FUL St James Hall, Little Roke Avenue, Kenley CR8 5NJ**

Partial Demolition of existing building and erection of single/two storey extensions to provide a terrace of 2 no. 3 bed 4-person houses and 4 no. 2 bed 3-person houses with private amenity space and 5 no. shared car parking spaces.

Ward: Kenley

The Committee was advised that the application was requesting recommendation to grant permission, however, alterations had been made following an addendum to either contest the appeal or not to contest the appeal. The Committee was therefore advised of the new recommendation was to not contest the appeal as the appellant was taking on board the recommendations set out in the papers.

Details of the planning application was presented by the officers with no clarifications.

Mr Mike Wadsley spoke to contest the appeal of the application.

Mr Matthew Grant (agent) spoke to not contest the appeal of the application.

Councillor Steve O'Connell, Ward Councillor spoke to contest the appeal of the application.

Councillor Scott proposed a motion to **NOT CONTEST THE APPEAL**.
Councillor Fraser seconded the motion.

Councillor Perry proposed a motion to **CONTEST THE APPEAL** on the grounds of impact of the living conditions on the neighbouring resident.
Councillor Roche seconded the motion.

The motion to not contest the appeal was put forward to the vote and was carried with eight Members voting in favour and two against. The motion to contest the appeal therefore fell.

The Committee thus **RESOLVED** to **NOT CONTEST THE APPEAL** for the development of St James Hall, Little Roke Avenue, Kenley CR8 5NJ.

23/18 **18/01344/FUL 59 Addington Road, South Croydon, CR2 8RD**

Demolition of the existing building, erection of a replacement two storey plus roof level building to accommodate 7 new self-contained (C3) residential flats with associated landscaping, terraces, car parking, refuse and cycle stores.

Ward: Selsdon and Addington Village Ward

Details of the planning application was presented by the officers and officers responded to questions and clarifications.

Mr Ian Jordan spoke against the application.

Mr Matt Corcoran (agent) spoke in support of the application.

Councillor Tim Pollard, adjoining Ward Councillor spoke against the application.

Councillor Scott proposed a motion for **APPROVAL**. Councillor Ali seconded the motion.

Councillor Perry proposed a motion for **REFUSAL** on the grounds for overdevelopment with inadequate parking. Councillor Brew seconded the motion.

The motion for approval was put forward to the vote and was carried with six Members voting in favour and four against. The motion for refusal therefore fell.

The Committee thus **RESOLVED** to **GRANT** the application for the development of 59 Addington Road, South Croydon, CR2 8RD.

24/18 **18/01353/FUL 114 Addiscombe Road CR0 5PQ**

Demolition of existing buildings: erection of a building to provide 9 flats (1x1 bedroom, 5x2 bedroom and 3x3 bedroom flats): provision of associated parking and bike storage.

Ward: Park Hill and Whitgift

Details of the planning application was presented by the officers and officers responded to questions and clarifications.

Miss Clio Springer, spoke against the application.

Mr Ron Terry (agent) spoke in support of the application.

Councillor Vidhi Mohan, Ward Councillor, spoke against the application.

Councillor Letts proposed a motion for **APPROVAL**. Councillor Fraser seconded the motion.

Councillor Perry proposed a motion for **REFUSAL** on the grounds of over development due to size and massing; having an impact on the streets; being out of character and the loss of amenities for adjoining occupiers. Councillor Brew seconded the motion.

The motion for approval was put forward to the vote and was carried with six Members voting in favour and four against. The motion for refusal therefore fell.

The Committee thus **RESOLVED** to **GRANT** the application for the development of 114 Addiscombe Road, South Croydon, CR0 5PQ.

25/18 **Items referred by Planning Sub-Committee**

There were none.

26/18 **Other planning matters**

There were none.

The meeting ended at 10.15 pm

Signed:

Date:

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PLANNING COMMITTEE AGENDA

PART 5: Development Presentations

1 INTRODUCTION

- 1.1 This part of the agenda is for the committee to receive presentations on proposed developments, including when they are at the pre-application stage.
- 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 The following information and advice applies to all those reports.

2 ADVICE TO MEMBERS

- 2.1 These proposed developments are being reported to committee to enable members of the committee to view them at an early stage and to comment upon them. They do not constitute applications for planning permission at this stage and any comments made are provisional and subject to full consideration of any subsequent application and the comments received as a result of consultation, publicity and notification.
- 2.2 Members will need to pay careful attention to the probity rules around predisposition, predetermination and bias (set out in the Planning Code of Good Practice Part 5.G of the Council's Constitution). Failure to do so may mean that the Councillor will need to withdraw from the meeting for any subsequent application when it is considered.

3 FURTHER INFORMATION

- 3.1 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.

4 PUBLIC SPEAKING

- 4.1 The Council's constitution only provides for public speaking rights for those applications being reported to Committee in the "Planning Applications for Decision" part of the agenda. Therefore reports on this part of the agenda do not attract public speaking rights.

5 BACKGROUND DOCUMENTS

- 5.1 For further information about the background papers used in the drafting of the reports in part 8 contact Mr P Mills (020 8760 5419).

6 RECOMMENDATION

- 6.1 The Committee is not required to make any decisions with respect to the reports on this part of the agenda. The attached reports are presented as background information.

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PLANNING COMMITTEE AGENDA

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 Planning 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 or Resident Association 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 and Strategic Transport to deal with under delegated powers and not be considered by the committee.
- 1.4 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 (consolidated with Alterations since 2011)
 - the Croydon Local Plan (February 2018)
 - 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. Whilst third party representations are regarded as material planning considerations (assuming that they raise town planning matters) the primary consideration, irrespective of the number of third party representations received, remains the extent to which planning proposals comply with the Development Plan.
- 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 **ROLE OF THE COMMITTEE MEMBERS**

- 3.1 The role of Members of the Planning Committee is to make planning decisions on applications presented to the Committee openly, impartially, with sound judgement and for sound planning reasons. In doing so Members should have familiarised themselves with Part 5D of the Council's Constitution 'The Planning Code of Good Practice'. Members should also seek to attend relevant training and briefing sessions organised from time to time for Members.
- 3.2 Members are to exercise their responsibilities with regard to the interests of the London Borough of Croydon as a whole rather than with regard to their particular Ward's interest and issues.

4. **THE ROLE OF THE CHAIR**

- 4.1 The Chair of the Planning Committee is responsible for the good and orderly running of Planning Committee meetings. The Chair aims to ensure, with the assistance of officers where necessary, that the meeting is run in accordance with the provisions set out in the Council's Constitution and particularly Part 4K of the Constitution 'Planning and Planning Sub-Committee Procedure Rules'. The Chair's most visible responsibility is to ensure that the business of the meeting is conducted effectively and efficiently.
- 4.2 The Chair has discretion in the interests of natural justice to vary the public speaking rules where there is good reason to do so and such reasons will be minuted.

- 4.3 The Chair is also charged with ensuring that the general rules of debate are adhered to (e.g. Members should not speak over each other) and that the debate remains centred on relevant planning considerations.
- 4.4 Notwithstanding the fact that the Chair of the Committee has the above responsibilities, it should be noted that the Chair is a full member of the Committee who is able to take part in debates and vote on items in the same way as any other Member of the Committee. This includes the ability to propose or second motions. It also means that the Chair is entitled to express their views in relation to the applications before the Committee in the same way that other Members of the Committee are so entitled and subject to the same rules set out in the Council's constitution and particularly Planning Code of Good Practice.

5. PROVISION OF INFRASTRUCTURE

- 5.1 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:
- i. Education facilities
 - ii. Health care facilities
 - iii. Projects listed in the Connected Croydon Delivery Programme
 - iv. Public open space
 - v. Public sports and leisure
 - vi. Community facilities
- 5.2 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.

6. FURTHER INFORMATION

- 6.1 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.

7. PUBLIC SPEAKING

- 7.1 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.

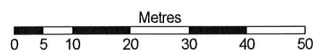
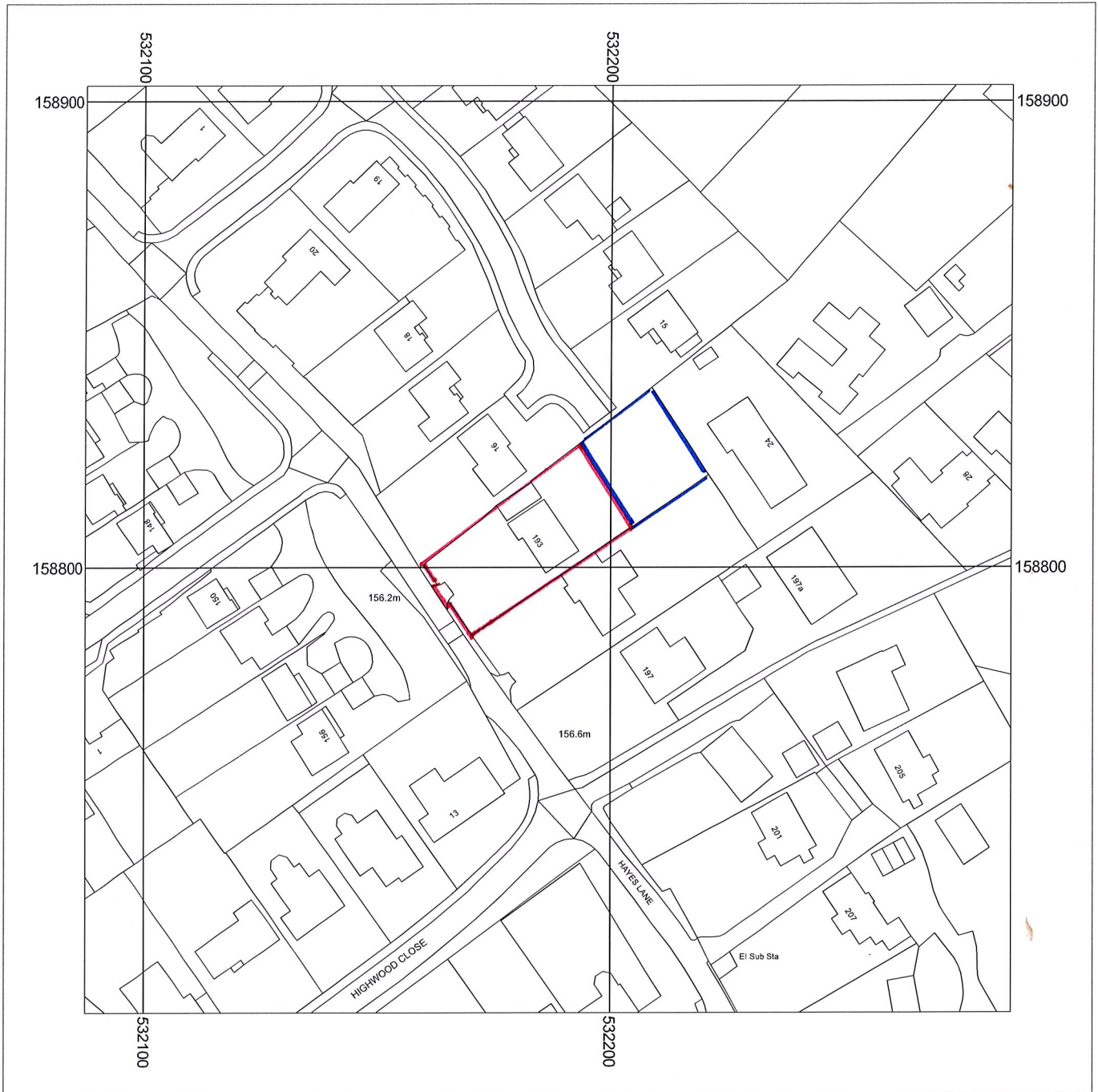
8. BACKGROUND DOCUMENTS

- 8.1 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.

9. RECOMMENDATION

- 9.1 The Committee to take any decisions recommended in the attached reports.

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Scale: 1:1250



**193 Hayes Lane
Kenley
CR8 5HN**

Supplied by: National Map Centre
License number: 100031961
Produced: 14/12/2017
Serial number: 1925809

Plot centre co-ordinates: 532187,158804
Download file: Scandia_193HayesLn.zip
Project name: Scandia_193HayesLn

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PART 6: Planning Applications for Decision

Item 6.1

1 SUMMARY OF APPLICATION DETAILS

Ref: 17/06370/FUL
Location: 193 Hayes Lane, Kenley, CR8 5HN
Ward: Kenley
Description: Demolition of existing detached dwelling; Erection of a two storey detached dwelling, soft/hard landscaping and other associated works.
Drawing No's: SP01 REV G, EX01, SS01 REV D, X01 REV C, 04 REV G, SP02, Planning, Design and Access Statement, Arboricultural Report (AC.2018.107), TPP-01 REV A (Submitted to the LPA on 21st May 2018).
Applicant: Mr Gareth Absalom & Mrs L Sanchez
Agent: Mr Gavin Pearson
Case Officer: Tim Edwards

1.1 *The following are the **ONLY** reasons that cases are referable to committee -*

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

2 SUMMARY OF KEY REASONS FOR RECOMMENDATION

2.1 This is a succinct executive summary to enable members to grasp the main issues quickly.

3 RECOMMENDATION

3.1 That the Committee resolve to GRANT planning permission.

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

Conditions

- 1) Development to be carried out in accordance with the approved drawings and reports except where specified by conditions.
- 2) All external materials to be submitted to the LPA for approval before any above ground works commence.
- 3) Details of proposed cycle and refuse store shall be provided prior to the first occupation of the site.

- 4) The proposal shall only be carried out in accordance with the submitted flood risk assessment detailed within the design and access statements/relevant plans.
- 5) A landscaping plan detailing all soft and hard landscaping, boundary treatments and details of the proposed planting mix (including proposed replacement tree specimens and sizes)
- 6) The development shall be delivered in accordance with the amended arboricultural assessment and tree protection plan.
- 7) No windows to be installed within the first floor flank elevations.
- 8) 19% reduction in carbon emissions
- 9) Water usage restricted to 110 litres per person per day
- 10) Permitted Development rights for the building will be removed.
- 11) Commencement of development within three years of consent being granted
- 12) Any other planning condition(s) considered necessary by the Director of Planning and Strategic Transport

Informatives

- 1) Community Infrastructure Levy
- 2) Code of Practice for Construction Sites
- 3) That the Committee confirms that adequate provision has been made, by the imposition of conditions, for the preservation or planting of trees as required by Section 197 of the Town and Country Planning Act 1990.
- 4) Any other informative(s) considered necessary by the Director of Planning and Strategic Transport

4 PROPOSAL AND LOCATION DETAILS

Proposal

4.1 The proposal comprises the following:

- The proposed demolition of the existing single storey bungalow.
- The erection of a two storey dwelling which would create a 5 bedroom, 10 person unit.
- Provision of refuse and recycling stores.
- Provision of hard and soft landscaping, including improved parking area.

Site and Surroundings

4.2 The site is situated on the northern side of Hayes Lane, a locally classified road, where the existing bungalow fronts this street. The site is adjacent to the Fairways, where Tree Protection Orders (TPO's) 4 and 24, 1973 protects the mature trees situated within this cul-de-sac. Most notably there are a number of protected trees situated along the side boundary of the host site.

- 4.3 Part of the rear of the site is at risk of flooding once in every 1000 years from surface water.

Planning History

- 4.4 The proposed development is linked to 17/06373/FUL which proposes the erection of a single storey detached bungalow with accommodation in the roof space to be situated at the rear of the site with new vehicular access provided from the Fairways.

4.5 SUMMARY OF KEY REASONS FOR RECOMMENDATION

- The principle of the development is acceptable given the nature of the site.
- The living conditions of adjoining occupiers would be protected from undue harm.
- The living standards of future occupiers are satisfactory and meet the National Described Space Standards.
- The highway impact is considered acceptable.
- The refuse and cycle storage is considered acceptable.
- The proposed removal of the existing protected trees on site and their replacement is considered acceptable.

5 CONSULTATION RESPONSE

- 5 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 neighbourhood notification letters. The number of representations received from neighbours and local groups in response to notification and publicity of the application was as follows:

No of individual responses: 14 Objecting: 14 Supporting: 0

- 6.2 The following issues were raised in representations. Those that are material to the determination of the application, are addressed in substance in the MATERIAL PLANNING CONSIDERATIONS section of this report:

- Overdevelopment.
- Out of character development.
- Out of scale building and not in keeping.
- Impact upon parking and transport.
- Impact upon the amenity of the adjoining occupiers.
- Out of character with the surrounding properties.

- Detrimental to the wider streetscene.
- No on-site parking provided is inadequate.
- Impact upon protected trees.

7 RELEVANT PLANNING POLICIES AND GUIDANCE

7.1 In determining any planning application, the Council is required to have regard to the provisions of its Development Plan so far as is material to the application and to any other material considerations and the determination shall be made in accordance with the plan unless material considerations indicate otherwise. The Council's adopted Development Plan consists of the Consolidated London Plan 2015, the Croydon Local Plan 2018 (CLP) and the South London Waste Plan 2012.

7.2 Government Guidance is contained in the National Planning Policy Framework (NPPF), issued in March 2012. The NPPF sets out a presumption in favour of sustainable development, requiring that development which accords with an up-to-date local plan should be approved without delay. The NPPF identifies a number of key issues for the delivery of sustainable development, those most relevant to this case are:

- Requiring good design.
- Permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions.

7.3 The main policy considerations raised by the application that the Committee are required to consider are:

Consolidated London Plan 2015 (LP):

- 3.5 on Quality and design of housing developments
- 6.13 on Parking
- 7.4 on Local Character
- 7.6 on Architecture

Croydon Local Plan 2018 (CLP 2018):

- SP2: Homes
- SP4: Urban Design and Local Character
- SP5: Community Facilities
- SP6: Environment and Climate Change
- SP7: Green Grid
- SP8: Transport and Communication
- DM1 on Housing choice for sustainable communities

- DM10 on Design and character
- DM13 on Refuse and recycling
- DM16 on Promoting healthy communities
- DM19 on Promoting and protecting healthy communities
- DM23 on Development and construction
- DM24 on Land Contamination
- DM25 on Sustainable Drainage Systems and Flood Risk
- DM26 on Metropolitan Green Belt and Metropolitan Open Land
- DM27 Biodiversity
- DM28 on Trees
- DM29 on Promoting sustainable travel and reducing congestion
- DM30 on Car and cycle parking in new development
- Applicable place specific policy

Supplementary Planning Guidance as follows:

- Technical Housing Standards – Nationally Described Space Standards

8 MATERIAL PLANNING CONSIDERATIONS

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

- Principle of development
- Townscape and visual impact
- Housing quality for future occupiers
- Residential amenity for neighbours
- Transport
- Sustainability
- Trees

Principle of development

8.2 The council will permit the redevelopment of the residential units where it does not result in the net loss of 3 bedrooms homes (as originally built) or the loss of homes smaller than 130m². As originally built the bungalow is noted to be a 3 bedroom home. However, when considered in combination with planning application 17/06373/FUL, overall the two applications at this site would not result in the net loss of 3 bedroom units on the site. Additionally, the proposal provides a form of family accommodation.

Townscape and visual impact

8.3 As per the other report related to 17/06373/FUL, the existing area is residential in nature and characterised by buildings of different vernaculars, building forms and development patterns. This is most notably within Hayes Lane but is also seen at

the rear of the site within Uplands Road. The surrounding buildings have an irregular layout with the main amenity spaces provided to the rear, side and front of these buildings. Although, it is also noted that the site is next door to the Fairways where there is a more regular form of development, the proposed erection of a two storey house positioned in between these informal and more formal building layouts is overall considered to be in keeping with the surrounding area.

- 8.4 The proposed dwelling mass and scale would be substantially larger than that of the existing bungalow on site. However, when viewed in-between the two storey dwelling situated at 14 the Fairways and chalet bungalow at 195 Hayes Lane, overall the proposals height would not be out of character within the wider streetscene.
- 8.5 The proposed used of render, slate tiles and timber fenestration are considered to be acceptable materials which would be a positive addition to the wider street scene.
- 8.6 The overall scale, massing and design is considered appropriate in respect of the above policies and is considered to be in keeping with the character and appearance of the surrounding area.

Housing quality for future occupiers

- 8.7 The layout of the proposed unit is considered acceptable to the amenities of any future occupiers providing high quality living accommodation which is significantly above the minimum housing standards for a unit of this size.
- 8.8 Also pertinent to the application is the potential impact of the proposal on any future occupiers of the bungalow proposed to be based at the rear of the site and due for consideration under LBC ref. 17/06373/FUL. If both of these applications were to be approved, there would be an approximate separation of 18.50 metres between the buildings. The two sites would also be separated by a mixed hedgerow planted in between the amenity space of the dwellings. It is considered that this relationship would be acceptable, ensuring the amenity of both future occupiers.

Residential amenity for neighbours

- 8.9 There is approximately a 3.5 metre separation between the proposed buildings flank elevation and 16 the Fairways, which faces in the opposite direction. Although the depth of the proposed dwelling projects beyond the front elevation of 16 Fairways, taking into account the reasonable separation and there being no principle fenestration situated in the flank elevations of the adjoining property or proposed building, overall there is not considered to be a detrimental impact upon these adjoining occupiers.
- 8.10 The proposed building would be separated from 195 Hayes Lane by approximately 2 metres. As both 193 and 195 front Hayes Lane the relationship between the two properties is more regular in form. This reasonable separation, alongside the site

orientation and lack of fenestration within the flank elevations minimise overlooking and is overall considered to not significantly impact these adjoining occupiers.

- 8.11 The proposed dwellings rear elevations is approximately separated by 28.50 metres with the rear boundary of the site. Therefore, due to this significant separation, overall there is not considered to be a detrimental impact upon any other adjoining occupier.
- 8.12 Overall, the development is considered to be in accordance with the relevant policies and would not result in unacceptable harm to the residential amenities of the surrounding occupiers.

Transport

- 8.13 The subject site is in an area with a PTAL accessibility rating of 0 (on a scale of 0 - 6b, where 6b is the most accessible), as indicated on maps produced by TfL. The site is therefore considered to have very poor access to public transport.
- 8.14 The proposed development includes an internal garage and hardstanding area at the front of the site which would allow an acceptable level of parking especially when considering the PTAL rating for the site.
- 8.15 The proposed site location plans indicates that a refuse storage area will be located forward of the existing building line. No details are provided in relation to the appearance of this area and therefore, this will be conditioned accordingly allowing for the final location and appearance to be an acceptable addition to the proposed character of the area.
- 8.16 No details have been provided in regards to cycle parking spaces on a site. For a dwelling of this size, safe/secure and undercover cycle parking for 2 bicycles should be provided. Therefore, details in relation to this will be also proposed to be controlled via condition.

Sustainability

- 8.17 Policy SP6.3 (Sustainable design and construction) requiring all new-build residential development of fewer than 10 units to achieve the national technical standard for energy efficiency in new homes (2015). As such it is recommended that a condition is attached requiring the applicant to achieve a 19% reduction in CO2 emissions while ensuring that water consumption does not exceed 110L per head per day.

Flood Risk

- 8.18 Towards the rear of the site, it is noted that there is an area at risk of flooding once in every 1000 years from surface water. The proposal has included a paragraph within their design and access statement which details that the site will utilise permeable paving materials where hard landscaping would be formed and two new soakaways at both the front and rear of the site. These mitigation methods are

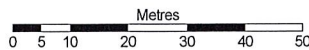
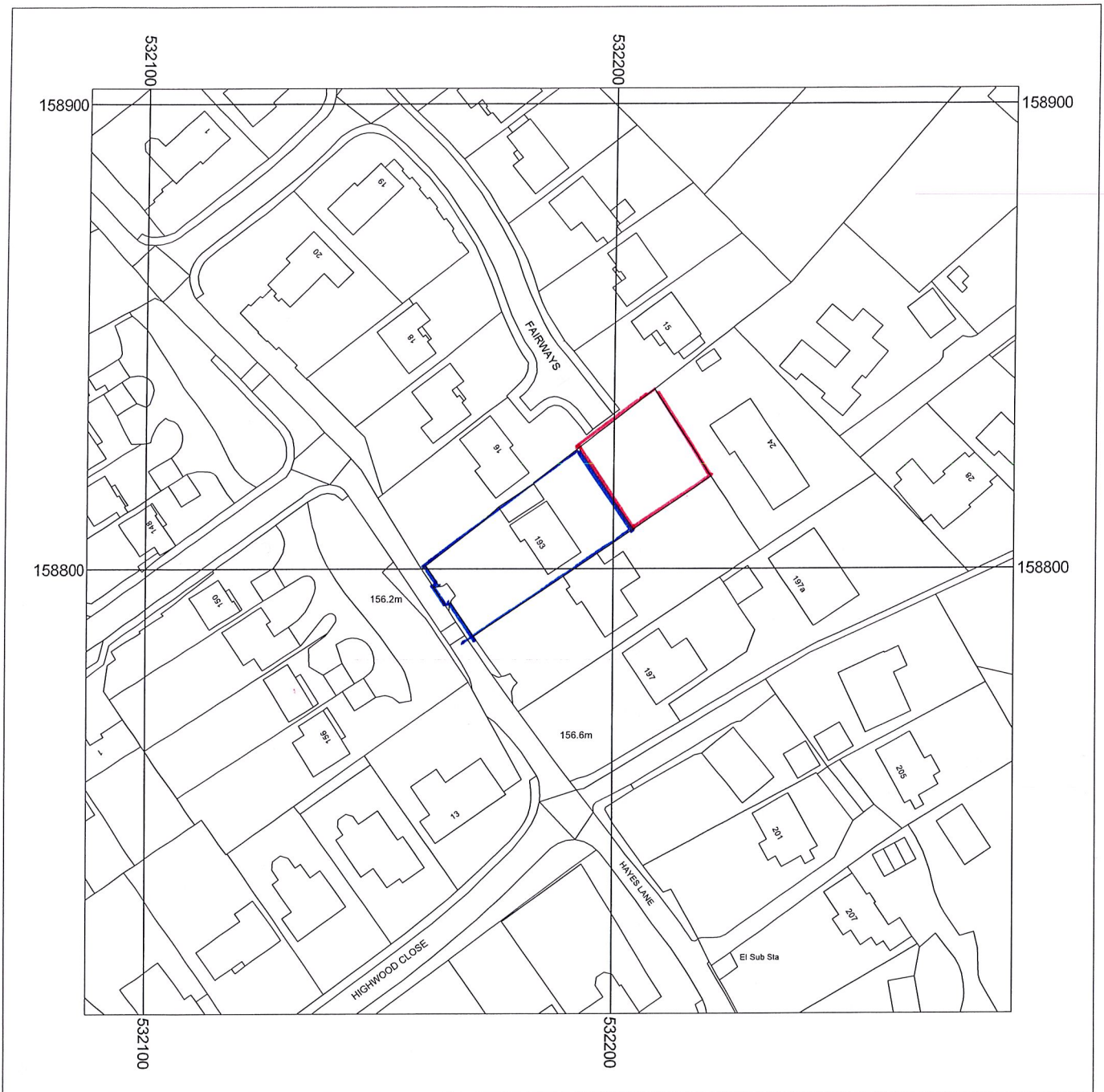
considered acceptable to mitigate the potential flood risk on site and would again be conditioned accordingly.

Trees

- 8.19 Due to the proximity of the site to the area TPO's 4 and 24, 1973, arboricultural assessments and subsequent amendments were provided during the course of the application. The amended tree protection plan details that the large cedar and beech trees situated within the rear garden of 16 The Fairways will be protected during and after construction with these measures considered acceptable to safeguard these high quality specimens.
- 8.20 The proposal also includes the removal of two on-site Cypress trees towards the rear of the site which are also currently protected. The sites trees and associated assessments/plans have been reviewed accordingly by the Council's Tree Officer who considers the existing cypress trees to be in a substandard state. Therefore, their removal and replacement with four new trees is considered acceptable. Further details on these new specimens to be planted are again proposed to be controlled via condition.

Conclusions

- 8.21 The proposal would result in the redevelopment of an existing site which would provide a high quality family home. The development would be in keeping with the varied character of the area and would not have a significant impact on the amenities of adjoining occupiers. Landscaping, refuse and sustainable drainage are all acceptable in principle and can be secured by condition.
- 8.22 All other relevant policies and considerations, including equalities, have been taken into account.



Scale: 1:1250



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Produced: 14/12/2017
Serial number: 1925809

**Fairways
Kenley
CR8 5HY**

Plot centre co-ordinates: 532187,158804
Download file: Scandia_193HayesLn.zip
Project name: Scandia_193HayesLn

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PART 6: Planning Applications for Decision

Item 6.2

1 SUMMARY OF APPLICATION DETAILS

Ref: 17/06373/FUL
Location: 193 Hayes Lane, Kenley, CR8 5HN
Ward: Kenley
Description: Erection of a single storey detached bungalow with accommodation in the roofspace; site with new vehicular access.
Drawing No's: Site Location Plan, SP01 REV G, SS01 REV B, X01 REV B, SP02, Planning, Design and Access Statement, Arboricultural Report (AC.2018.107), TPP-01 REV A (Submitted to the LPA on 21st May 2018).
Applicant: Mr Gareth Absalom & Mrs L Sanchez
Agent: Mr Gavin Pearson
Case Officer: Tim Edwards

1.1 *The following are the **ONLY** reasons that cases are referable to committee –*

1.2 This application is being reported to committee because the ward councillor (Cllr O'Connell), Kenley and District Resident Association (KENDRA) made representations in accordance with the Committee Consideration Criteria and requested committee consideration and objections above the threshold in the Committee Consideration Criteria have been received.

2 SUMMARY OF KEY REASONS FOR RECOMMENDATION

2.1 This is a succinct executive summary to enable members to grasp the main issues quickly.

3 RECOMMENDATION

- 3.1 That the Committee resolve to GRANT planning permission.
- 3.2 That the Director of Planning and Strategic Transport has delegated authority to issue the planning permission and impose conditions and informatives to secure the following matters:

Conditions

- 1) Development to be carried out in accordance with the approved drawings and reports except where specified by conditions.

- 2) All external materials to be submitted to the LPA for approval before any above ground works commence.
- 3) Details of proposed cycle and refuse store shall be provided prior to the first occupation of the site.
- 4) The proposal shall only be carried out in accordance with the submitted flood risk assessment detailed within the design and access statements/relevant plans.
- 5) A landscaping plan detailing all soft and hard landscaping, boundary treatments and details of the proposed planting mix (including proposed replacement tree specimens and sizes)
- 6) The development shall be delivered in accordance with the amended arboricultural assessment and tree protection plan.
- 7) No windows to be installed within the first floor flank elevations.
- 8) 19% reduction in carbon emissions
- 9) Water usage restricted to 110 litres per person per day
- 10) Permitted Development rights for the site will be removed.
- 11) Commencement of development within three years of consent being granted
- 12) Any other planning condition(s) considered necessary by the Director of Planning and Strategic Transport

Informatives

- 1) Community Infrastructure Levy
- 2) Code of Practice for Construction Sites
- 3) That the Committee confirms that adequate provision has been made, by the imposition of conditions, for the preservation or planting of trees as required by Section 197 of the Town and Country Planning Act 1990.
- 4) Any other informative(s) considered necessary by the Director of Planning and Strategic Transport

4 PROPOSAL AND LOCATION DETAILS

Proposal

- 4.1 The proposal comprises the following:
 - The proposed development would create a 3 bedroom, 5 person bungalow with accommodating in the roof space, to the rear of the site.
 - A new access point from the Fairways.
 - Provision of refuse and recycling stores.
 - Provision of hard and soft landscaping.

Site and Surroundings

- 4.2 The site is situated on the northern side of Hayes Lane, a locally classified road, where the existing bungalow fronts this street. The site is adjacent to the Fairways, where Tree Protection Orders (TPO's) 4 and 24, 1973 protects the mature trees

situated within this cul-de-sac. Most notably there are a number of protected trees situated along the side boundary of the host site.

- 4.3 Part of the rear of the site is at risk of flooding once in every 1000 years from surface water

Planning History

- 4.4 The proposed development is linked to 17/06370/FUL which proposes the demolition of existing detached dwelling; erection of a two storey detached dwelling, soft/hard landscaping and other associated works, , which is also being reported to this planning committee meeting.

4.5 SUMMARY OF KEY REASONS FOR RECOMMENDATION

- The principle of the development is acceptable given the nature of the site.
- The living conditions of adjoining occupiers would be protected from undue harm.
- The living standards of future occupiers are satisfactory and meet the National Described Space Standards.
- The highways impact is considered acceptable.
- The refuse and cycle storage is considered acceptable.
- The proposed removal of the existing protected trees on site and their replacement is considered acceptable.

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 neighbourhood notification letters. The number of representations received from neighbours and local groups in response to notification and publicity of the application was as follows:

No of individual responses: 16 Objecting: 16 Supporting: 0

- 6.2 The following issues were raised in representations. Those that are material to the determination of the application are addressed in substance in the MATERIAL PLANNING CONSIDERATIONS section of this report:

- Cramped development/Overdevelopment.
- Out of character development.
- Not in keeping with the surrounding area.

- The proposal does not adhere with the existing building pattern.
- Impact upon parking and transport.
- Impact upon the amenity of the adjoining occupiers.
- Out of character with the surrounding properties.
- Detrimental to the wider streetscene.
- Amount of on-site parking provided is inadequate.
- Impact upon protected trees.

6.3 Ward Councillor Steve O'Connell has made the following objection to the scheme and referred the proposal to planning committee:

- Back land development
- Cramped design
- Poor design
- Lack of parking
- Loss of trees

6.4 KENDRA have objected to the development for the following reasons:

- Proposal does not confirm with established local building pattern.
- Cramped development which is out of character.
- The garage/driveway configuration is not viable.
- Insufficient parking provision.
- Lack of refuse or cycle storage indicated.
- Impact upon protected trees.

7 RELEVANT PLANNING POLICIES AND GUIDANCE

7.1 In determining any planning application, the Council is required to have regard to the provisions of its Development Plan so far as is material to the application and to any other material considerations and the determination shall be made in accordance with the plan unless material considerations indicate otherwise. The Council's adopted Development Plan consists of the Consolidated London Plan 2015, the Croydon Local Plan 2018 (CLP) and the South London Waste Plan 2012.

7.2 Government Guidance is contained in the National Planning Policy Framework (NPPF), issued in March 2012. The NPPF sets out a presumption in favour of sustainable development, requiring that development which accords with an up-to-date local plan should be approved without delay. The NPPF identifies a number of key issues for the delivery of sustainable development, those most relevant to this case are:

- Requiring good design.

- Permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions.

7.3 The main policy considerations raised by the application that the Committee are required to consider are:

Consolidated London Plan 2015 (LP):

- 3.5 on Quality and design of housing developments
- 6.13 on Parking
- 7.4 on Local Character
- 7.6 on Architecture

Croydon Local Plan 2018 (CLP2018):

- SP2: Homes
- SP4: Urban Design and Local Character
- SP5: Community Facilities
- SP6: Environment and Climate Change
- SP7: Green Grid
- SP8: Transport and Communication
- DM1 on Housing choice for sustainable communities
- DM10 on Design and character
- DM13 on Refuse and recycling
- DM16 on Promoting healthy communities
- DM19 on Promoting and protecting healthy communities
- DM23 on Development and construction
- DM24 on Land Contamination
- DM25 on Sustainable Drainage Systems and Flood Risk
- DM26 on Metropolitan Green Belt and Metropolitan Open Land
- DM27 Biodiversity
- DM28 on Trees
- DM29 on Promoting sustainable travel and reducing congestion
- DM30 on Car and cycle parking in new development
- Applicable place specific policy

Supplementary Planning Guidance as follows:

- Technical Housing Standards – Nationally Described Space Standards

8 MATERIAL PLANNING CONSIDERATIONS

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

- Principle of development
- Townscape and visual impact
- Housing quality for future occupiers
- Residential amenity for neighbours
- Transport
- Sustainability
- Trees

Principle of development

- 8.2 The Council will permit development in the grounds of an existing building, which is due to be retained, as long as the proposed development is subservient to the host building. Proposals should also ensure that where an existing building is to be retained, a minimum length of 10m and no less than half or 200m² (whichever is smaller) of the existing garden is retained for the host property, after the subdivision of the garden.
- 8.3 In this case, the proposed dwelling is considered subservient to the existing bungalow on site, taking into account its location within the plot and the overall scale of the development. The host garden would continue to be a minimum of 10 metres in length from the rear elevation whilst providing over 200m² of garden space. Therefore, overall the proposal would be acceptable and in compliance with Policy DM10.
- 8.4 It is important to note that Policy DM10 only stipulates that these points should be adhered to where the proposed host building will be retained. However, when considered in combination with 17/06370/FUL which proposes to demolish the existing bungalow these stipulations would not comply. The two proposals have been considered together and are acceptable.

Townscape and visual impact

- 8.5 The existing area is residential in nature and characterised by buildings of different vernaculars, building forms and development patterns. This is most visible within Hayes Lane but is also seen at the rear of Uplands Roads. The surrounding dwellings have an irregular layout with the main amenity spaces provided to the rear, side and front of these buildings. It is noted that the site is next door to the Fairways where there is a more regular form of development but it is important to note that the proposed erection of a two storey house is positioned between this irregular and regular building pattern.
- 8.6 The proposed erection of a single storey bungalow with accommodation in the roof space located within the rear element of the garden is considered to have a minimal impact upon the character and appearance of the wider area. The bungalow would front the Fairways where two storey houses are most common, but, taking into account the proposed buildings position within the plot, its

appropriate scale, setback from the roadside as well as being partially screened, overall the proposal is not considered detrimental to the wider streetscene.

- 8.7 The proposed use of render, slate tiles and timber fenestration are considered to be acceptable materials which would be a positive addition to the wider street scene.
- 8.8 The overall scale, massing and design is considered appropriate in respect of the above policies and is considered to be in keeping with the character and appearance of the surrounding area.

Housing quality for future occupiers

- 8.9 The layout of the proposed unit is considered acceptable to the amenities of any future occupiers, providing acceptable living accommodation which adheres with the minimum space standards. It is noted that bedroom 1 is likely to have minimal outlook due to its location on the ground floor and proximity to the boundary. Overall, the amenity of the proposed unit is considered acceptable however.
- 8.10 Also pertinent to the application is the potential impact of the proposal on the two storey detached building proposed to replace the existing bungalow at the front of the site and due for consideration under LBC ref. 17/06370/FUL. If both of these applications were to be approved, there would be an approximate separation of 18.50 metres between the buildings. The two sites would also be separated by a mixed hedgerow planted in between the amenity space of the dwellings. It is considered that this relationship would be acceptable, ensuring the amenity of both future occupiers.

Residential amenity for neighbours

- 8.11 There is approximately a 7 metre separation between the proposed rear elevation and the rear elevation of 24 Uplands Road. There is also approximately 10 metres between the maximum height of the proposed roof and rear elevation of this building, providing further separation between the built forms. No windows are proposed within the rear roof slope facing towards this adjoining occupiers and taking into account the existing mature hedge and close boarder fence, overall the proposal is not considered to detrimentally impact the amenities of this surrounding neighbour to a significant degree.
- 8.12 The front elevation of the proposed bungalow would be separated from the rear elevation of 16 the Fairways by approximately 23 metres and 17 metres from 195 Hayes Lane. The existing soft landscaping and close boarder fencing are also located along each side boundary providing further screening and minimising any overlooking which potentially could occur into the neighbouring properties public and private amenity areas. The proposal is therefore not considered to impact the amenity of these adjoining occupiers.

- 8.13 Due to the orientation of the building, its location in front of 15 The Fairways and its appropriate scale, overall it is not considered to detrimentally impact the amenities of this adjoining occupiers.
- 8.14 The development is therefore considered to be in accordance with the relevant policies and would not result in harm to the residential amenities of surrounding occupiers.

Transport

- 8.15 The subject site is in an area with a PTAL accessibility rating of 0 (on a scale of 0 - 6b, where 6b is the most accessible), as indicated on maps produced by TfL. The site is therefore considered to have poor access to public transport.
- 8.16 The developments proposes one formal parking space within the site. However, it is noted that the proposed layout could facilitate an additional parking space should the future occupiers require this. Taking into account the PTAL rating for the site, overall it is considered that the proposal could facilitate a satisfactory amount of parking especially when considering the PTAL rating for the site.
- 8.17 A refuse storage area would be provided adjacent to the flank elevation which is considered acceptable due to the significant screening along the boundaries which would minimise its impact upon the wider streetscene. However, no details are provided in relation to the appearance of this refuse area and therefore will be conditioned accordingly.
- 8.18 No details have been provided in regards to cycle parking spaces on a site. For a dwelling of this size, safe/secure and undercover cycle parking for 2 bicycles should be provided. Therefore, details in relation to this will be also proposed to be controlled via condition.

Sustainability

- 8.19 Policy SP6.3 (Sustainable design and construction) requiring all new-build residential development of fewer than 10 units to achieve the national technical standard for energy efficiency in new homes (2015). As such it is recommended that a condition is attached requiring the applicant to achieve a 19% reduction in CO2 emissions while ensuring that water consumption does not exceed 110L per head per day.

Flood Risk

- 8.20 Towards the rear of the site, it is noted that there is an area at risk of flooding once in every 1000 years from surface water. The proposal has included a paragraph within their design and access statement which details that the site will utilise permeable paving materials where hard landscaping would be formed and two new soakaways at both the front and rear of the site. These mitigation methods are considered acceptable to mitigate the potential flood risk on site and would again be conditioned accordingly.

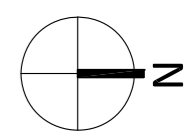
Trees

- 8.21 Due to the proximity of the site to the area TPO 4 and 24, 1973, an amended arboricultural assessment has been provided during the course of the application. The proposal includes the removal of two on-site Cypress trees which are located in close proximity to the new vehicular access provided from the Fairways. These trees and associated assessments/plans have been reviewed accordingly by the Council's Tree Officer who considers the existing cypress trees to be in a substandard state. Therefore, their removal and replacement with four new trees is considered acceptable. Further details on these new specimens to be planted are proposed to be controlled via condition,

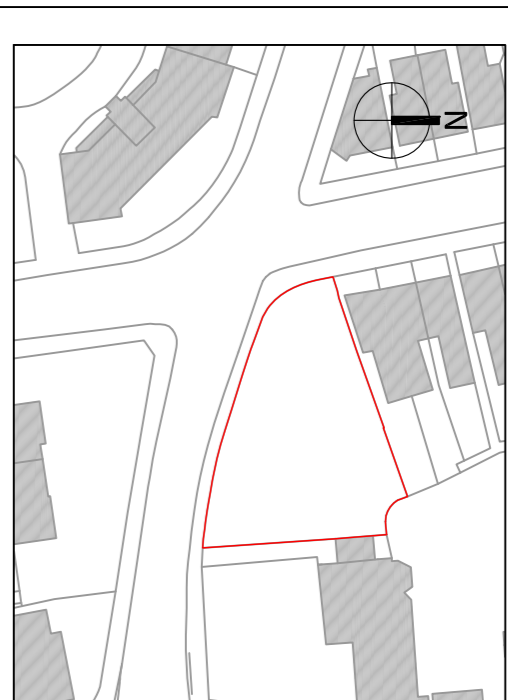
Conclusions

- 8.22 The proposal would result in the redevelopment of an existing site which would provide a high quality family home. The development would not be out of keeping with the existing character of the area and would not have a significant impact on the amenities of adjoining occupiers. Landscaping, refuse and sustainable drainage are all acceptable in principle and can be secured by condition.
- 8.23 All other relevant policies and considerations, including equalities, have been taken into account.

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Drawing Status:
For Planning



Rev Date Details:

Notes:

Drawing Title:
Site Location Plan

Project Address:
Coombe Road / Edridge Road,
Croydon, CR0 1BP

Project Ref: **0006**

Drawing No: LBC-0006-E-GA-0001

Date: 20.12.17 Revision: -

Drawn: SH Checked: CP

A3 Scale: 1:625 A1 Scale: 1:1250

Design & Feasibility Team (Development)
Place Department, Bernard Weatherill House
Croydon Council, 8 Mint Walk, Croydon CR0 1EA
t: +44 (0)20 8726 6000

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PART 6: Planning Applications for Decision

Item 6.3

1 APPLICATION DETAILS

Ref: 17/06330/FUL
 Location: Land at the junction of Coombe Road and Edridge Road, Croydon, CR0 1BD
 Ward: Fairfield
 Description: Erection of a three storey building to provide eight one bedroom flats with accommodation in the roof space and the erection of a two storey 3 bedroom house with accommodation in the roof space with landscaping and other associated works
 Drawing Nos: Drawing issue sheet dated 10/04/18
 Applicant: Brick by Brick Croydon Limited
 Agent: Carter Jonas LLP
 Case Officer: Richard Freeman

	1B	2B	3B	TOTAL
AFFORDABLE	0	0	0	0
PRIVATE	8	0	1	9
TOTAL	8	0	1	9
FAMILY UNITS	0	0	11%	

Number of car parking spaces	Number of cycle parking spaces
0	10

1.1 This application is being reported to Planning Committee because objections above the threshold in the Committee Consideration Criteria have been received and as the former Ward Councillor for Fairfield Ward (Cllr Pollard – now Ward Councillor for Selsdon and Addington Village) made representations in accordance with the Committee Consideration Criteria and requested Planning Committee consideration. As such, both Councillor Pollard and currently sitting Fairfield Ward Councillors have been contacted to determine whether anyone would like to address the Planning Committee.

2 SUMMARY OF KEY REASONS FOR RECOMMENDATION

2.1 This is an application to erect a building of eight one-bed flats and a detached three bedroom house on a plot of land which is currently informally used as open space but was previously a terrace of houses until they were demolished during World War II following bomb damage.

2.2 The proposal provides housing to meet the housing targets set out in the Croydon Local Plan 2018 and is seen as a positive use of a site which contained houses until WWII. It is acknowledged that the site has been used for local space, however this is not protected in policy terms. Nevertheless, the scheme does include a replacement bench and small public area.

- 2.3 Ruskin House, adjacent to the site at the junction of Park Lane and Coombe Road, is Grade II Listed, the proposal is not considered to cause harm to this heritage asset, due to the appearance of the scheme, its roof form and the separation of the main building from Ruskin House.
- 2.4 The proposal would have an acceptable impact on residential amenity of adjoining occupiers – the adjacent terrace is not directly overlooked by principal room windows, and would retain adequate light and outlook.
- 2.5 The standard of residential accommodation would be acceptable. All units would have private amenity space and usable communal amenity space is provided.
- 2.6 The site is in a Tier 2 Archaeological Priority Area. Onsite archaeological excavations have been undertaken to assess the importance and likelihood of significant archaeology to be present on site. This found that the site had a low archaeological potential and that no further archaeological work was required, which has been agreed by the Greater London Archaeological Advisory Service.
- 2.7 No parking is provided which is considered appropriate in the Opportunity Area and an area of high public transport accessibility (6a, on a scale of 1 – 6b). Adequate bike and bin stores are provided and details would be controlled by condition.
- 2.8 4 trees of mixed amenity value would be lost. A financial contribution is to be secured to ensure replacement planting in the local area, as well as onsite planting.

3 RECOMMENDATION

- 3.1 That the Committee resolve to GRANT planning permission subject to:
 - A. The prior completion of a legal agreement to secure the following planning obligations:
 - a) Restriction on future residents obtaining car-parking permits
 - b) Maintenance of replacement tree planting
 - c) Any other planning obligation(s) considered necessary by the Director of Planning and Strategic Transport
- 3.2 That the Director of Planning and Strategic Transport is delegated authority to negotiate the legal agreement indicated above.
- 3.3 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 implemented in accordance with submitted drawings
- 2) Details of materials to be submitted and approved including detailed design of specified elements
- 3) Provision of bin and bicycle stores
- 4) Detailed hard and soft landscaping maintenance/management plan including details of children's play space and establishment of management company
- 5) Detailed sustainable drainage strategy to be provided
- 6) Provision of ecological enhancement measures and off-site tree planting

- 8) Tree protection measures and hand-digging within root protection area
- 9) Provision of contaminated land assessment
- 10) Water efficiency targets to be met
- 11) Sustainable development 35% carbon reduction
- 12) Full details of noise mitigation measures to be provided to achieve specified internal standards considering surrounding uses
- 13) Provision of a Construction Logistics Plan
- 14) Development to commence within three years of the date of permission
- 15) Any other planning condition(s) considered necessary by the Director of Planning and Strategic Transport

Informatives

- 1) Historic England informatives
 - 2) Thames Water informatives
 - 3) Any [other] informative(s) considered necessary by the Director of Planning
- 3.4 That, if within 6 months the legal agreement has not been completed, the Director of Planning and Strategic Transport is delegated authority to refuse planning permission.
- 3.5 That the Committee confirms that it has had special regard to the desirability of preserving the settings of listed buildings and features of special architectural or historic interest as required by Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990.
- 3.6 That the Committee confirms that adequate provision has been made, by the imposition of conditions, for the preservation or planting of trees as required by Section 197 of the Town and Country Planning Act 1990.

4 PROPOSAL AND LOCATION DETAILS

Proposal

- 4.1 The proposal is to erect one block of three storeys, with accommodation in the roof to provide eight one-bed flats and one detached three bedroom two storey house with accommodation in the roof.
- 4.2 Landscaping would slightly widening the footway, a small area of public open space at the back of the footpath, to replace the existing bench area and defensible planting in front of both buildings. The house would have a private landscaped area to front and rear. The flats would have a small communal area to the rear, as well as bike and bin stores. All flats would have private amenity space.

Site and Surroundings

- 4.3 The site falls within Croydon Metropolitan Centre and the Opportunity Area. Coombe Road is part of the TfL managed highway network.
- 4.4 Coombe Road has a variety of building lines, with some two and three storey buildings being set at the back of the pavement. Eldridge Road comprises terraced houses set back from the street by small front yards. The site falls at the junction of the two roads and fronts on to Coombe Road. The crossroads is dominated by the Queen Anne mansion block diagonally opposite. Ruskin House (Grade II Listed) dominates the Park

Lane / Coombe Road junction and is set back from the road, creating a sense of spaciousness.

- 4.5 The ground level rises from west to east. There are no Tree Protection Orders on the site, which falls within a Tier 2 Archaeological Priority Area and is at slight risk of flooding from surface water. It lies within a Source Protection Zone (protecting subterranean drinking waters) and has a Public Transport Accessibility Level (PTAL) of 6a (very high).

Planning History

- 4.6 There are no relevant planning applications.

5 CONSULTATION RESPONSE

- 5.1 The views of the Planning Service are expressed in the MATERIAL PLANNING CONSIDERATIONS section below.
- 5.2 The following were consulted regarding the application:

Greater London Archaeological Advisory Service (Statutory Consultee)

- 5.3 Greater London Archaeological Advisory Service (GLAAS) required a scheme of on-site investigation prior to determination of the application. This was carried out in accordance with previously agreed details and the report assessed by GLAAS who agreed with the conclusion that the proposal would have little impact on archaeology and so no further assessment was required.

6 LOCAL REPRESENTATION

- 6.1 A total of 42 neighbouring properties were notified about the application and invited to comment and the application was also advertised by site notice. The number of representations received from neighbours, local groups etc in response to notification and publicity of the application (including re-notification following amendments) were as follows:

No of individual responses: 64 Objecting: 63 Commenting: 1

No of petitions received: 0

- 6.2 Councillor Pollard (the Ward Councillor at the time the application was advertised) objected to the application on the grounds that it would result in the removal of green space and that the buildings are out of keeping with surrounding properties.
- 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

- Overlooking of Ruskin House
- Loss of green space
- Impact on parking and safety of local highway network
- Impact on adjoining residential properties

- Loss of trees
- Overdevelopment due to size
- Noise from Ruskin House will disturb residents
- Disruption caused by development
- Land should be used for a small park or playground
- Impact on residents of pollution
- Servicing would not be possible
- Clashes with Listed Building and other heritage assets
- Is obtrusive
- Does not address housing need
- Area is overpopulated
- Footway should be widened and a contribution payed to overcome harm to Ruskin House
- Air pollution will affect residents
- Bin store will lead to vermin

6.4 The following issues were raised in representations, but they are not material to the determination of the application:

- The applicant is associated with the Council. [OFFICER COMMENT: This application has been considered in the normal way that planning applications are and is being reported to Planning Committee for a decision as a Ward Councillor made a referral and a significant number of objections was received.]
- Houses would not be affordable. [OFFICER COMMENT: As a minor development it does not trigger the threshold for the provision of affordable housing.]
- The certificate was incorrectly completed [OFFICER COMMENT: This is not the case. Notice was served on the relevant Council officer, as landowner.]

7 RELEVANT PLANNING POLICIES AND GUIDANCE

7.1 In determining any planning application, the Council is required to have regard to the provisions of its Development Plan so far as is material to the application and to any other material considerations and the determination shall be made in accordance with the plan unless material considerations indicate otherwise. The Council's adopted Development Plan consists of the Croydon Local Plan (2018), Mayor's London Plan (2016) and the South London Waste Plan 2012.

7.2 Government guidance is contained in the National Planning Policy Framework (NPPF), issued in March 2012. The NPPF sets out a presumption in favour of sustainable development, requiring that development which accords with an up to-date local plan should be approved without delay. The NPPF identifies a number of key issues for the delivery of sustainable development, those most relevant to this case are:

- Promoting sustainable transport;
- Delivering a wide choice of high quality homes;
- Requiring good design;
- Preserving and enhancing the historic environment.

7.3 There is a draft revised NPPF that is currently out for public consultation until the 10th May 2018. The draft revised NPPF incorporates policy proposals previously consulted on in the Housing White Paper and the Planning for the right homes in the right places consultation. The draft NPPF is a material consideration in planning decisions and will gain more weight as it moves through the process to adoption. At present the draft NPPF in general is considered to carry minimal weight.

7.4 The main policy considerations from the London Plan (2016) raised by the application that the Committee are required to consider are:

- Policy 1.1 Delivering the Strategic Vision and Objectives for London.
- Policy 3.3 Increasing Housing Supply.
- Policy 3.5 Quality and design of Housing Developments
- Policy 5.2 Minimising Carbon Dioxide Emissions
- Policy 5.12 Flood Risk Management
- Policy 5.13 Sustainable Drainage
- Policy 6.1 Strategic Approach
- Policy 6.3 Assessing Effects of Development on Transport Capacity
- Policy 6.9 Cycling
- Policy 6.13 Parking
- Policy 7.2 An Inclusive Environment
- Policy 7.4 Local Character
- Policy 7.6 Architecture
- Policy 7.8 Heritage Assets and Archaeology
- Policy 7.19 Biodiversity and Access to Nature
- Policy 7.21 Trees and Woodlands

7.5 There is a new draft London Plan that is currently out for public consultation which expires on the 2nd March 2018. The GLA current program is to have the examination in public of the Draft London Plan in autumn 2018, with the final London Plan published in autumn of 2019. The current 2016 consolidation Plan is still the adopted Development Plan. However the Draft London Plan is a material consideration in planning decisions and will gain more weight as it moves through the process to adoption. At present the plan in general is considered to carry minimal weight.

7.6 The Mayor of London has published and adopted Supplementary Planning Guidance, of which the London Housing SPG, the London Affordable Housing and Viability SPG and the Croydon Opportunity Area Planning Framework SPG are of relevance.

Croydon Local Plan (2018)

7.7 The new local plan was adopted on the 27th February 2018 and now carry full weight. The main relevant policies to this application are as follows:

- SP2: Homes.
- SP2.1 Choice of homes.
- SP2.2 Quantities and locations.
- SP2.7 Mix of homes by size.
- SP2.8 Quality and standards.
- DM1: Housing choice for sustainable communities.
- SP4: Urban Design and Local Character.
- SP4.1 High quality development that responds to local character.

- DM10: Design and Character.
- DM10.1 High quality developments, presumption for 3 storeys.
- DM10.2 Appropriate parking and cycle parking design.
- DM10.4 Private amenity space.
- DM10.5 Communal amenity space.
- DM10.6 Protection to neighbouring amenity.
- DM10.7 Architectural detailing, materials respond to context
- DM10.8 Landscaping.
- DM10.9 Lighting and light pollution.
- DM13: Refuse and Recycling.
- DM13.1 Design, quantum and layouts.
- DM13.2 Ease of collection.
- DM 15 Tall and large buildings
- DM 18 Heritage assets and conservation
- SP6: Environment and Climate Change.
- SP6.3 Sustainable design and construction.
- Water efficiency 110 litres.
- SP6.4 Flooding and water management.
- SP6.6 Waste management.
- DM25: Sustainable drainage systems.
- DM27: Protecting and enhancing our biodiversity.
- DM28: Trees.
- SP8: Transport and the Communication.
- SP8.5 and SP8.6 Sustainable travel choice.
- SP8.7 Cycle parking.
- SP8.12 and SP8.13 Electric vehicles.
- DM29: Promoting sustainable travel.
- DM30: Car and cycle parking.
- DM38 Croydon Opportunity Area

8 MATERIAL PLANNING CONSIDERATIONS

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

1. The principle of the development
2. Design, appearance and heritage
3. Impact on adjoining occupiers
4. Living conditions of future occupiers
5. Biodiversity, sustainability and landscaping
6. Highways and transportation

Principle of the development

8.2 The site is currently a publically accessible green space with grass, a small path and bench and some trees, albeit previously developed as a terrace of properties on the corner which were demolished following bomb damage during the Second World War. Policy 7.18 in the London Plan protects areas of green space of local importance identified in the Croydon Local Plan 2018. This site is not designated as such a space and as such there is no policy protection for the use of the site as open space. Whilst

there is amenity value to the wider community, there is no policy protection offered to the current use of the space.

- 8.3 The current area is small and offers limited facilities (bench) and there are a number of open spaces in the local area which offer significantly more play and recreation opportunities, including Park Hill Park (250m away) and Queens Gardens (400m). As such the site's development is not considered to significantly impact on the provision of open space in the wider area. Furthermore a small area of publically available open space is proposed at the front of the site, adjacent to the boundary with Ruskin House, which would incorporate a bench and planting to provide an opportunity to pause if walking up the hill to the east.
- 8.4 There is no policy to restrict the proposed use of the site to a specific use, so a residential proposal is considered to be in principal acceptable and to help meet the housing targets set out in the local plan. The proposal provides a three-bed family unit and the mix of units by size is considered to be acceptable.

Design, appearance and heritage

- 8.5 Policies in the Croydon Local Plan 2018 and the London Plan require development to take account of the local character whilst making best available use of land, securing the highest possible standard of architecture and placing great weight on the importance of heritage assets.

Heritage

- 8.6 The adjacent Ruskin House is a Grade II Listed Building and is noted as being a fine surviving example of an eighteenth century manor house with high quality gate piers. It sits in an open setting, a remainder of its original landscaped setting. Beyond it and the junction of Coombe Road and Park Lane lies the Chatsworth Road Conservation Area.
- 8.7 The proposal would have an impact on the setting of the Listed Building and would be visible in some views into and out of the Conservation Area. The proposal leaves a visual gap between itself and Ruskin House, and the building lines of the proposed properties have been set in to the site to respect the front elevation of Ruskin House and its courtyard. Amendments have been made which address the roofline and massing of the two buildings.
- 8.8 The existing open, green character of the site provides a link to the historically open, landscaped setting of Ruskin House. This setting has changed over time, given the previous terrace prior to WWII. The development has been designed to allow significant views of the listed building's frontage to be retained. As such, the development preserves the setting of Ruskin House and the impact on heritage is acceptable.

Design and appearance

- 8.9 The site sits at the junction of Coombe Road, Eldridge Road and Heathfield Road and so is highly visible. The "Heathfield Gardens" mansion block diagonally opposite the site is a decorative three storey building with accommodation in a roof mansard and addresses the corner.

- 8.10 The proposal seeks to continue the form of terraced properties fronting on to Eldridge Road round the corner, whilst also responding to other properties which front on to the junction, including the Heathfield Gardens block and also respecting the open character of the listed building.
- 8.11 This layout would restore the traditional street pattern and provide a positive frontage to Coombe Road whilst retaining a small public area providing an opportunity to pause and rest on the bench.
- 8.12 The height of the proposal, at three storeys, with roof accommodation, would be similar to the buildings opposite and does not overly dominate the massing of the area, looking east along Coombe Road. The height of the building would be taller than the adjacent terraces, but there are a variety of building heights in the local area and this is not considered to have a detrimental impact on the streetscene.
- 8.13 The setting back of the mansion block and detached house in to the site to address the relationship with the Listed Building also breaks up the mass of the proposal in townscape terms and ensures that it does not appear out of scale with surrounding buildings.
- 8.14 The design and appearance of both buildings is similar, with brick as the main building material, with a roof of metal shingles. The elevations are broken up in to a rhythm with bays created through the use of balconies which would frame the main elevation of the mansion block and help it turn around the corners at either side. The detached house would have a similar appearance and both buildings would also use areas of textured brickwork to break down the elevations further. The angular roof would form a more modern feature. The design, size and shape of the panels would be very important in the overall appearance of this element of the building and so a detailed design condition is recommended to control this element of the scheme.

Impact on Adjoining Residents

- 8.14 The Croydon Local Plan policy SP4 seeks to respect and enhance character to create sustainable communities and enhance social cohesion and well-being. It ensures that the amenity of the occupiers of adjoining buildings are protected, taking into account the context of a development, in this case being within the Metropolitan Centre.
- 8.15 The properties that have the most potential to be affected are 127 Edridge Road and Ruskin House. A daylight and sunlight report has been submitted which demonstrates the impact of the development on the nearest residential properties, namely those 127 Edridge Road. These have been assessed in accordance with the BRE Guidelines.
- 8.16 The BRE tests show that with the exception of one secondary window in the kitchen, all other daylight and sunlight tests (Vertical Sky Components, internal Daylight Distribution and Annual and Winter Sunlight) satisfy with the BRE recommendations at 127 Edridge Road. Therefore, the proposed development would have a negligible impact on the sunlight and daylight of the surroundings properties. The impact on outlook from these windows would be no more than the original terrace is likely to have had.
- 8.17 In terms of impact on privacy, the rear elevation of the proposed mansion block at first floor and above would have a small number of windows, all of which would serve either storage areas or circulation space and would not result in a loss of privacy.

Amendments have moved the proposed rear facing windows of the house at first floor to look over the garden to the rear of Ruskin House which is not a residential area.

- 8.18 Ruskin House is a non-residential building which is unlikely to be significantly impacted upon by the proposal.
- 8.19 Concerns have been raised about the impact of construction. These would only be temporary and so should be afforded very little weight and a Construction Logistics Plan is recommended by condition to ensure that impacts are acceptable.

Quality of Living Environment for Future Residents

- 8.20 Policy SP2.8 of the Croydon Local Plan 2018 indicates that housing should cater for residents' changing needs over their lifetime and contribute to creating sustainable communities. Individual units should meet the standards set out in the London Housing SPG and Nationally Described Space Standards.
- 8.21 All units comply with the Nationally Described Space Standards and all are arranged with their main outlook being to the front. Units are dual aspect, with a main front aspect and secondary windows to the rear, with the house having windows to the side also. As such, the proposed units themselves are considered to have good internal amenity and access to light and outlook.
- 8.22 Each unit would have a private amenity space through the provision of inset balconies to the front. The units in the roof would have a semi-enclosed balcony in the angular sections of the roof, similar to a dormer, which meet the dimensions set out in the London Housing SPG and local policies. The house would have a large private garden to the front and rear and the flats would also have access to a communal amenity space to the rear which, whilst small in size, would be satisfactory to accommodate the doorstep play provisions set out in policy DM10 of the Croydon Local Plan 2018.
- 8.23 The proposed units and private amenity space would face towards the road junction and Coombe Road and so would be relatively noisy. As such, a condition is recommended to ensure that acceptable internal noise levels can be secured. This condition can also address concerns raised regarding the impact of events at Ruskin House on the proposed use.

Biodiversity, sustainability and landscaping

- 8.24 The site is a grassed area with four trees on it which would be lost due to the development. One tree in the front garden of Ruskin House is considered to be of high amenity value and is adjacent to the site.
- 8.25 The tree in the adjacent site has a root protection area which would extend in to the site. Tree protection measures and detailed design of the foundations can ensure that the impact on this tree is minimised. In order to overcome the loss of trees on the site, a clause in the legal agreement and a condition are recommended to secure off-site replacement planting, potentially opposite the site and a financial contribution towards maintenance. As such, the impact on these trees is considered acceptable, and conditions are recommended to require simple ecological measures (such as the use of bat or bird boxes).

- 8.26 The landscaping provides areas of private, communal and public open space. A condition is recommended to secure the delivery of these areas and to ensure that those at the front of the site would be maintained to an acceptable standard. This condition can also ensure that biodiversity is enhanced through the use of native species.
- 8.27 The development has demonstrated that it can meet required sustainability requirements with regards to the reduction of carbon dioxide emissions in its construction and operation, which would also be secured by condition, as can reductions in water usage.

Transport, Parking and Highways

- 8.28 The Croydon Local Plan Policy SP8 sets out local requirements to promote sustainable travel and levels of parking. The site has a public transport accessibility level of 6a which is considered to be high.
- 8.29 In accessible areas such as the site policy promotes the provision of car free developments, such as these. A clause of the legal agreement is recommended to ensure that future residents do not apply for parking permits. The proposal is not considered likely therefore to give rise to significant vehicle trips which could impact on the local highway.
- 8.30 Cycle parking is proposed on site in accordance with standards and could be secured by condition.

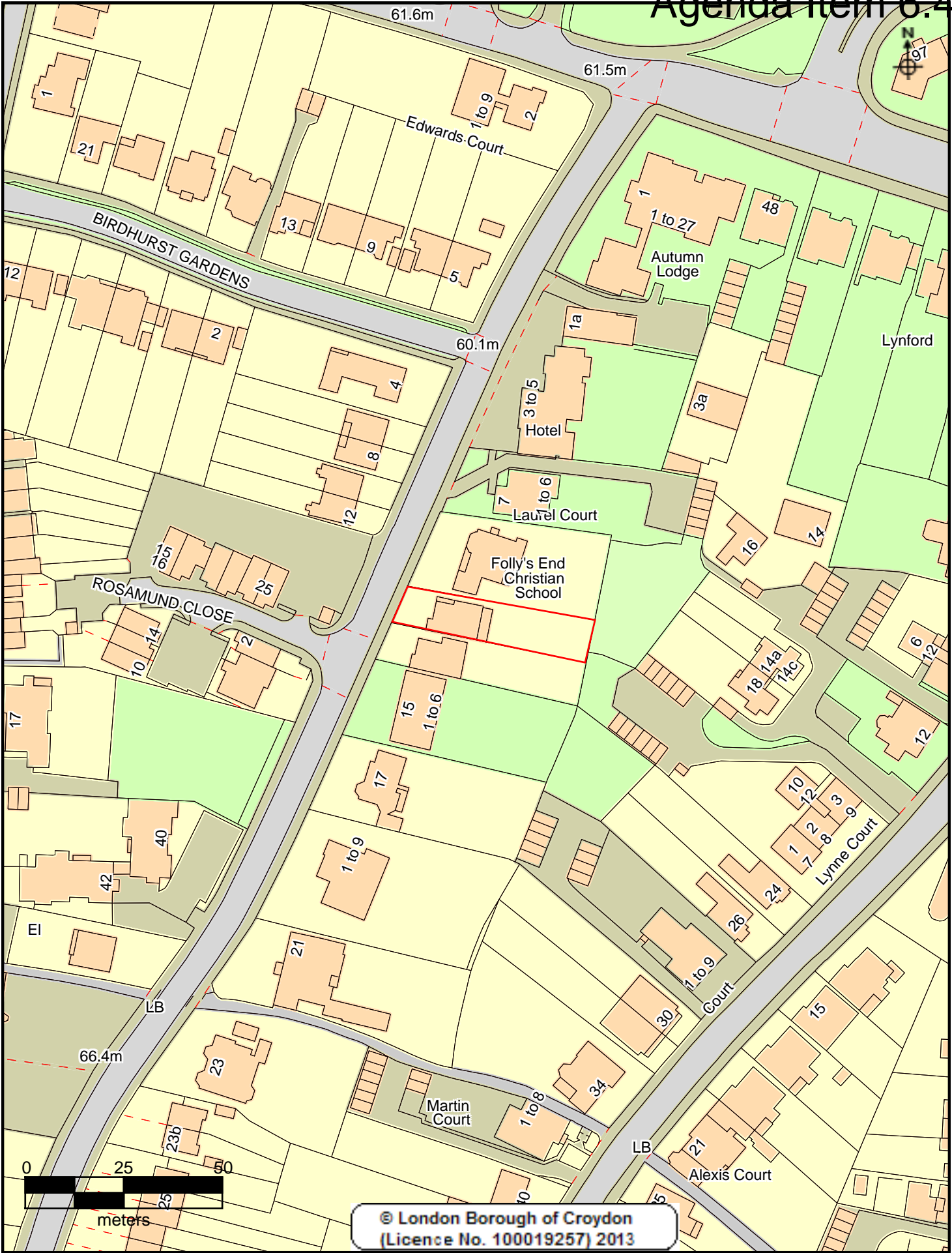
Other Planning Issues

- 8.32 As set out in the consultations section of the report, Greater London Archaeological Advisory Service advise that the proposal is unlikely to have a significant impact on archaeology and so it is considered that no further archaeological considerations are required.
- 8.33 The impact on air quality of the scheme has been considered and conditions would mitigate the impact of the construction phase of the development. Given the scale of the proposal no further specific air quality implications of the development are considered significant.
- 8.34 The risk of flooding has been considered and a condition would secure the use of sustainable drainage techniques.

Conclusions

- 8.35 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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1.0 APPLICATION DETAILS

Ref: 18/00693/FUL
Location: 11 South Park Hill Road, South Croydon, CR2 7DY
Ward: South Croydon
Description: Demolition of the existing dwelling: erection of a three/four storey building comprising 1 studio, 4 two bedroom and 1 three bedroom flats with associated landscaping, parking, refuse and cycle provision.
Drawing Nos: 6571-01, 6571-02, 6571-03, 6571-04, 6571-05 Rev A, 6571-06 Rev A, 6571-07 Rev A, 6571-08 Rev A, 6571-09 Rev A, 6571-10 Rev A, 6571-11 Rev A, 6571-12, 6571-13.
Agent: Howard Fairbarin Project Services Ltd
Case Officer: Georgina Betts

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

2.0 RECOMMENDATION

2.1 That the Planning Sub-Committee resolve to GRANT planning permission.
2.2 That the Director of Planning and Strategic Transport has delegated authority to issue the planning permission and impose conditions and informatives to secure the following matters:

Conditions

- 1) The development shall be carried out wholly in accordance with the approved plans
- 2) Prior to the occupation of the development details of (1) Refuse and cycle stores (2) Visibility splays (3) Security lighting shall be provided (4) Playspace
- 3) Submission of Construction Logistics Plan
- 4) Samples of external facing to be submitted and approved
- 5) Hard and soft landscaping to be submitted
- 6) Water usage and carbon dioxide reduction
- 7) Restrictions on windows in the southern and northern elevations
- 8) Commence within 3 years of the date of the permission
- 9) Any other planning condition(s) considered necessary by the Director of Planning & Strategic Transport

Informatives

- 1) Community infrastructure Levy
- 2) Code of Practice on the Control of Noise and Pollution from Construction Sites

- 3) Party Wall Act of 1996
- 4) Any other informative(s) considered necessary by the Director of Planning & Strategic Transport

3.0 PROPOSAL AND LOCATION DETAILS

Proposal

3.1 The applicant seeks full planning permission for the:

- Demolition of the existing bungalow
- Erection of three/four storey building comprising 6 flats
- Provision of one disabled parking bay
- Associated hard and soft landscaping works
- Provision of refuse and cycle stores

Site and Surroundings

3.2 The application site lies on the eastern side of South Park Hill Road and is currently occupied by a detached bungalow with accommodation in the roofspace dating back to the 1950's/1960's. To the north lies a day nursery and to the south a two storey Victorian residential property.

3.3 The surrounding area is typically Victorian in character with later inter war dwellings with more recent flatted development further south along South Park Hill Road. Land levels within the site are fairly flat and consistent however the land rises from the north to south and therefore 13 South Park Hill Road sits on higher land levels.

3.4 The application site lies adjacent to a Locally Listed Building (13 South Park Hill Road) while the highway is a classified road in which planning permission is required. The site has a PTAL rating of 4 and therefore has good access to public transport.

Planning History

3.5 13/01835/P: Retention of shed in rear garden
[Permission granted]

3.6 12/01895/LE: Retention of alterations to garage and use as habitable room
[Certificate granted]

4.0 SUMMARY OF KEY REASONS FOR RECOMMENDATION

- a. The residential nature of the development can be supported in principle
- b. The development would have limited impact upon the character and appearance of the surrounding area.
- c. The development would have an acceptable relationship with neighbouring residential properties.
- d. The standard of accommodation for future occupiers is satisfactory
- e. Access, parking and turning arrangements are acceptable.

5.0 CONSULTATION RESPONSE

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

6.0 LOCAL REPRESENTATION

6.1 The application has been publicised by way of letters sent to neighbouring occupiers of the application site and site and press notices. 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: 11 Objecting: 7 Supporting: 4

6.2 The following issues were raised in representations. Those that are material to the determination of the application, are addressed in substance in the MATERIAL PLANNING CONSIDERATIONS section of this report:

- Loss of light/privacy
- Intrusive design
- Over development/out of character
- Materials not appropriate for the area
- Noise and general disturbance from construction
- Lack of parking/impact of highway safety
- Loss of vegetation/habitats

6.3 The following issues were raised in representations, but they are not material to the determination of the application:

- Loss of a view [Officer Comment: this is not a material planning consideration]

6.4 Councillor Michael Neal has made the following representations:

- Over development/out of character
- Loss of light/privacy to neighbouring properties
- Noise and general disturbance

7.0 RELEVANT PLANNING POLICIES AND GUIDANCE

7.1 In determining any planning application, the Council is required to have regard to the provisions of its Development Plan so far as is material to the application and to any other material considerations and the determination shall be made in accordance with the plan unless material considerations indicate otherwise. The Council's adopted Development Plan consists of the Consolidated London Plan 2015, the Croydon Local Plan 2018 (CLP) and the South London Waste Plan 2012.

7.2 Government Guidance is contained in the National Planning Policy Framework (NPPF), issued in March 2012. The NPPF sets out a presumption in favour of sustainable development, requiring that development which accords with an up-to-date local plan should be approved without delay. The NPPF identifies a number of key issues for the delivery of sustainable development, those most relevant to this case are:

- Requiring good design.
- Permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions

7.3 The main policy considerations raised by the application that the Committee are required to consider are:

Consolidated London Plan 2015 (LP):

- 3.5 on Quality and design of housing developments
- 6.13 on Parking
- 7.4 on Local Character
- 7.6 on Architecture

Croydon Local Plan 2018 (CLP):

- SP2 on homes
- SP4 on urban design and local character
- SP6 on environment and climate change
- SP8 on transport and communications
- DM10 on design and character
- DM13 on refuse and recycling
- DM23 on development and construction
- DM29 on promoting sustainable travel and reducing congestion
- DM30 on car and cycle parking in new development
- Applicable place-specific policies

8.0 MATERIAL PLANNING CONSIDERATIONS

8.1 The main planning issues raised by the application that the Planning Committee is required to consider are as follows:

- The principle of the proposed development
- The impact on the townscape and the visual impact;
- The impact on the residential amenity of adjoining occupiers;
- The living conditions provided for future occupiers;
- Transportation considerations

Principle of development and the established need.

- 8.2 The application site is currently occupied by a detached bungalow which is in single family occupancy. The current GIA is 221sqm and so would not result in the loss of a small family dwelling house.
- 8.3 The proposed development results in the net gain of five homes and therefore the development can be supported in principle.

Townscape and Visual Impact

- 8.4 The applicant proposes to demolish the existing building and erect a three/four storey building comprising of 1x studio, 4x two bedroom and 1x three bedroom flats. The immediate properties are Victorian in scale, massing and appearance and as such the existing bungalow appears incongruous to the prevailing character. The principle of a taller building is therefore supported by both local character and the policies of the Croydon Plan.
- 8.5 The architectural form the proposal is undeniably different from its immediate neighbours, however, the proposal incorporates a front facing gable which references the sites existing character while incorporating design features of the locality. The ridge height of the building is consistent with that of No. 13 South Park Hill Road. Floor to ceiling heights and window positions relate to the wider street scene while responding to the sites topography. Being of a different design and roof form to that of 13 South Park Hill Road and set behind the main front wall ensures that the development does not detract from this Locally Listed Buildings. The development is therefore considered to have an acceptable relationship with the street scene.
- 8.6 The rear half of the building is lower in scale to that of the front half of the building and is chamfered in part responding to its siting with adjacent properties, the overall scale and form is therefore appropriate. There are concerns at this stage in respect of the indicative materials with specific concerns relating to render; brick would be a more appropriate material given the context of the site. Regardless of these concerns, such matters can be addressed through the use of an appropriately worded condition and would not mean that the development is unacceptable in principle. The scale and form of the rear of the development is therefore considered acceptable given its limited visibility from public vantage points.
- 8.7 The provision of one disabled parking bay towards the front is similar in form and character to the surrounding area. Subject to a suitable condition in respect of hard and soft landscaping this approach would not harm the character and appearance of the surrounding area.

Impact on Neighbouring Residential Amenity

- 8.8 To the north of the application site lies 9 South Park Hill Road which is currently being occupied by a day nursery. A separation distance of approximately 5 metres would exist between the two storey flank wall of the nursery and that of the proposed development. There would be no clear glazed or primary windows sited in the northern elevation of the development and as such no overlooking would occur. It is therefore considered that while the development would be

visible to No. 9 it would not result in demonstrable harm to the operation of the nursery. Officers are also mindful that nursery uses are not afforded the same level of protection as residential properties and have given this due weight and consideration.

- 8.9 It is noted that the overall depth of the proposal would extend approximately 9.49 metres beyond 13 South Park Hill Road, a separation distance of 3.93 metres would exist between the flank walls. The property at No. 13 sits on higher land levels to that of the application site by approximately 1 metre while the rear mass reduces in depth and chamfers away from the rearward elevation of No. 13. No primary of clear glazed windows would be sited within the southern elevation of the development and therefore no overlooking would occur. While it is appreciated that this development would be visible from the rear garden of No. 13 it is not considered that the development would result in substantial harm by virtue of visual intrusion, loss of light or privacy to warrant a refusal of planning permission.
- 8.10 Given the separation distance to the neighbouring properties to the east and south no other properties are considered to be adversely affected by the development. For the reasons given above the development is considered to have an acceptable relationship with the adjoining occupiers. In terms of issues with noise and general disturbance as a result of the building works such matters could be secured through a condition as part of a Construction Logistics Plan/Management Strategy.

The standard of accommodation for future occupiers

- 8.11 All units would provide a good standard of accommodation and would contribute to the Borough's need for new home including 1 three bedroom family home and meet the minimum space standards set out in the "Technical Housing Standards March 2015".
- 8.12 All units are provided with private amenity space in accordance with the London Plan standards and have access to a generous communal garden at the rear which is capable of complying with playspace standards set out in the Croydon Plan. Details of boundary treatments, hard and soft landscaping would be secured via condition.
- 8.13 Ramped access is provided while Flat 1 is capable of being wheelchair adaptable.
- 8.14 It is therefore considered that the proposals would result in a good standard of accommodation that would meet the needs of the borough and can be supported.

Transportation Considerations

- 8.15 The site has a PTAL rating of 4 which indicates good accessibility to public transport. One disabled parking bay would be provided towards the front of the site which is accessed directly from South Park Hill Road. Given the high PTAL level and the need to encourage more sustainable methods of transport this provision is considered acceptable.

8.16 South Park Hill Road is subject to controlled parking with a single yellow line running the length of the road. This arrangement would restrict residential parking within the vicinity of the site and encourage more sustainable modes of transport. Given these restrictions and the lack of nearby bays it is not considered necessary to attach a conditions restricting any parking associated with the site further.

8.17 Cycle storage would need to be provided in accordance with the London Plan and would be secured through condition. In addition the Council would seek to secure the following via condition;

- Visibility splays
- Construction Logistics Plan/Management Strategy

8.18 Subject to conditions in relation to the above the development would be acceptable on highway grounds.

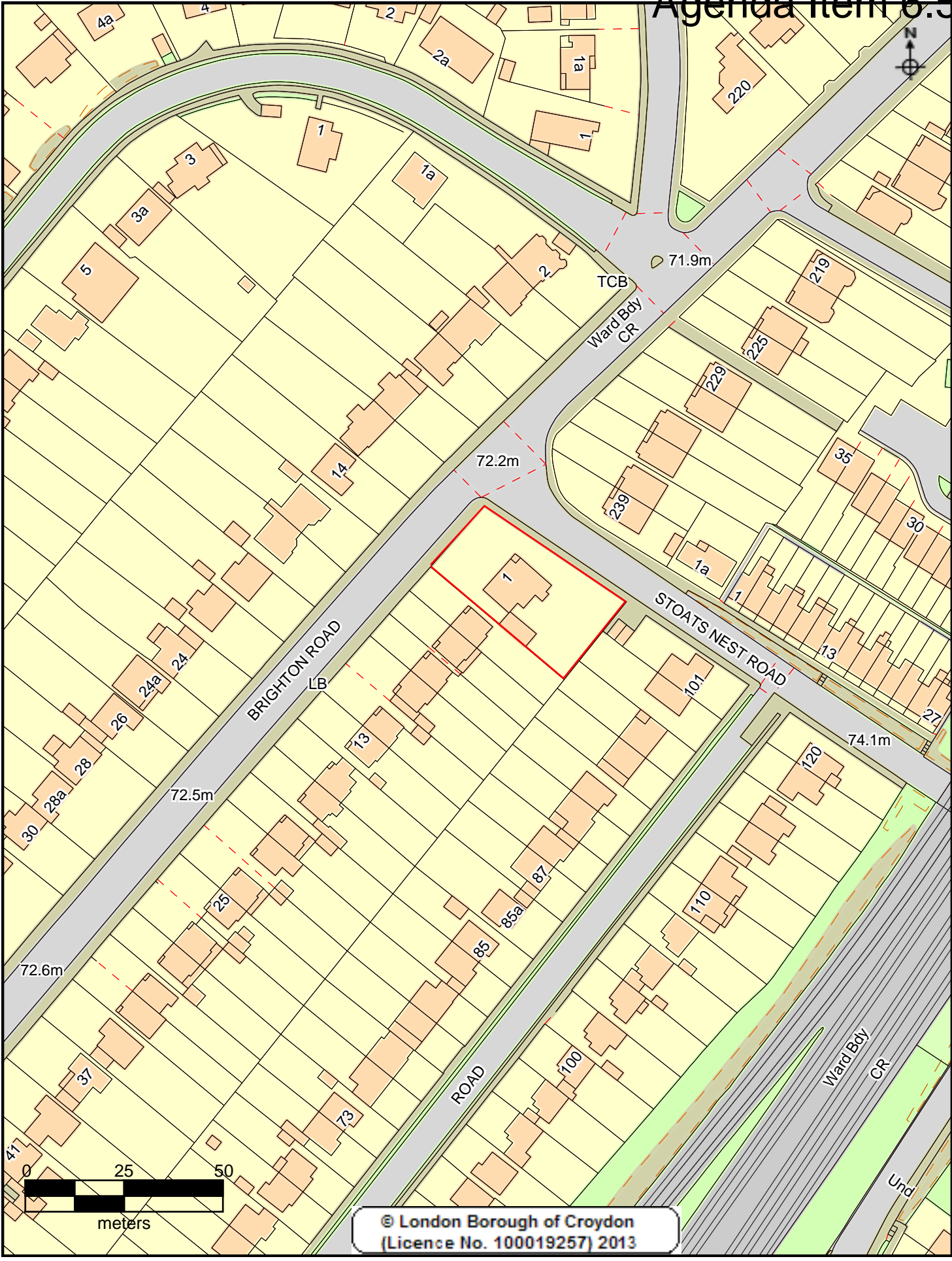
Other matters raised by representations

8.19 The application site is not located near a site of nature conservation importance nor is there any evidence of protected species on site. The site is not subject to a formal tree preservation order nor are there any trees worthy of retention. Officers are therefore satisfied that the development would not result in a loss of valued vegetation or habitats.

Conclusions

8.20 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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1.0 APPLICATION DETAILS

Ref: 18/00841/FUL
Location: 1 Brighton Road, Coulsdon, CR5 2BF
Ward: Coulsdon Town
Description: Demolition of existing detached dwelling: erection of two/three storey building comprising 4 one bedroom and 5 two bedroom flats: formation of vehicular access onto Stoats Nest Road and provision of associated 5 car parking spaces.
Drawing Nos: 222-10-101 Rev A, 222-10-110 Rev F, 222-10-111 Rev F, 222-10-112 Rev F, 222-10-113 Rev B, 222-10-200 Rev C, 222-10-201 Rev B, 222-10-300, 222-10-301, 222-80-800 (Landscaping) and 222-80-800 (Street Elevation).
Agent: Ben Reed Architects Ltd
Case Officer: Georgina Betts

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

2.0 RECOMMENDATION

2.1 That the Planning Committee resolve to GRANT planning permission.
2.2 That the Director of Planning and Strategic Transport has delegated authority to issue the planning permission and impose conditions and informatives to secure the following matters:

Conditions

- 1) The development shall be carried out wholly in accordance with the approved plans
- 2) Prior to the occupation of the development details of (1) Visibility splays (2) Security lighting (3) Playspace and (4) electric vehicle charging points shall be provided to and approved in writing by the LPA
- 3) Submission of Construction Logistics Plan
- 4) Samples of external facing to be submitted and approved
- 5) Hard and soft landscaping to be submitted
- 6) Water usage and carbon dioxide reduction
- 7) Refuse and bicycle stores to be provided as specified
- 8) Restrictions on windows in the south-western elevation
- 9) Commence within 3 years of the date of the permission
- 10) Any other planning condition(s) considered necessary by the Director of Planning & Strategic Transport

Informatives

- 1) Community infrastructure Levy

- 2) Code of Practice on the Control of Noise and Pollution from Construction Sites
- 3) Party Wall Act of 1996
- 4) Section 278 Agreement required by Transport for London (TFL)
- 5) Any other informative(s) considered necessary by the Director of Planning & Strategic Transport

3.0 PROPOSAL AND LOCATION DETAILS

Proposal

3.1 The applicant seeks full planning permission for the:

- Demolition of the existing two storey detached dwelling;
- Erection of a three storey building comprising of 4x one bedroom and 5x two bedroom flats;
- Formation of vehicular access onto Stoats Nest Road;
- Provision of 5 car parking spaces;
- Associated hard and soft landscaping works.

Site and Surroundings

- 3.2 The application site lies on the south-eastern side of Brighton Road at the junction with Stoats Nest Road and is currently occupied by a two storey detached property; the property is currently vacant. The surrounding area is residential in character and comprises predominantly of two storey semi-detached and detached properties dating back to the inter-war period.
- 3.3 The site is relatively flat in topographical terms however the land starts to rise to the south-east. The site is not subject to a formal tree preservation order however it is noted that there is a large group of leylandi trees along the north-eastern boundary which add to the suburban character of the locality.
- 3.4 The site lies within an area at risk of Surface Water Flooding as identified by the Croydon Local Plan and Environment Agency Flood Maps. Brighton Road and part of Stoats Nest Road form part of the TFL network while the remainder of Stoats Nest Road is included in the Council's list of classified roads.

Planning History

- 3.5 The application site has an extensive planning history and therefore the most relevant history is as follows:
- 3.6 05/04593/P: Demolition of existing building; erection a two/three storey building with accommodation in the roof space to provide up to 9 one/two bedroom flats; alterations to vehicular access and provision of associated parking. This application was refused for the following reasons;
- 1) The proposal would be an overdevelopment of the site and the siting of the building as illustrated in the block plan would result in an unsatisfactory residential environment being provided for the occupiers

of the proposed dwellings by reason of the inadequate private amenity space.

3.7 07/00722/P: Alterations; conversion to form 3 two bedroom and 3 one bedroom flats; erection of two storey side/rear extension; formation of vehicular accesses onto Stoats Nest Road and provision of associated parking. This application was refused for the following reasons;

- 1) The development would not provide a high standard of design and layout, nor would it respect the visual character of the area in which it is located
- 2) The proposal would result in an overdevelopment of the site out of keeping with the character of the area and detrimental to the appearance of the street scene
- 3) The proposal by reason of its size, siting and design would result in an unsatisfactory cramped back garden development that would be detrimental to the amenities of the occupiers of adjoining residential properties resulting in loss of privacy, poor outlook, visual intrusion and noise and disturbance
- 4) The development would result in sub-standard accommodation by reason of inadequate floor areas and unsatisfactory layout
- 5) The development would create a hazard to pedestrians and vehicular traffic using the highway by reason of inadequate turning areas and excessive crossover widths.
- 6) The design and layout of the parking and service areas would not be safe, secure, efficient and well designed.

3.8 08/02459/P: Demolition of the existing buildings; erection of two storey building with accommodation in roof space comprising 4 two bedroom and 3 one bedroom flats; provision of associated parking.

[Granted - Not implemented]

3.9 11/01890/P: Demolition of the existing buildings; erection of two storey building with accommodation in roof space comprising 4 two bedroom and 3 one bedroom flats; provision of associated parking.

[Granted - Not implemented]

3.10 17/03936/FUL: Demolition of existing house; erection of 3 storey building comprising 6 two bedroom and 4 one bedroom flats; formation of vehicular access onto Stoats Nest Road and provision of associated refuse and cycle storage and car parking.

[Application Withdrawn]

4.0 SUMMARY OF KEY REASONS FOR RECOMMENDATION

- a. The residential nature of the development can be supported in principle
- b. The development would have limited impact upon the character and appearance of the surrounding area.
- c. The development would have an acceptable relationship with neighbouring residential properties.
- d. The standard of accommodation for future occupiers is satisfactory

- e. Access, parking and turning arrangements are acceptable.

5.0 CONSULTATION RESPONSE

- 5.1 The views of the Planning Service are expressed in the MATERIAL PLANNING CONSIDERATIONS section below.
- 5.2 Transport for London (TFL) were notified regarding this application as Brighton Road and part of Stoats Nest Road form part of their network. No objections are raised by TFL however several conditions have been suggested to ensure the smooth operation of their network during construction. This is discussed in more detail below.

6.0 LOCAL REPRESENTATION

- 6.1 The application has been publicised by way of letters sent to neighbouring occupiers of the application site and site and press notices. 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: 40 Objecting: 38 Supporting: 2

- 6.2 The following issues were raised in representations. Those that are material to the determination of the application, are addressed in substance in the MATERIAL PLANNING CONSIDERATIONS section of this report:

- Loss of privacy/light
- Cramped/over development/out of character
- Inadequate parking provision/overspill to surrounding roads
- Impact on the safety of the highway/red route/dangerous access
- Inappropriate height, surrounding buildings only two storeys
- Pollution
- Flooding, sewage and environmental impacts
- No details of external lighting
- Noise and disturbance from overcrowding
- Loss of green space

- 6.3 The following issues were raised in representations, but they are not material to the determination of the application:

- Location of bins in respect of neighbouring properties will encourage rats [Officer Comment: this is not a material planning consideration]

- 6.4 The following comments were made in support of the application:

- Nice project making use of derelict site
- Needed accommodation for the area
- Design would enhance the area
- The development would not adversely affect neighbouring amenity

8-07.0 RELEVANT PLANNING POLICIES AND GUIDANCE

7.1 In determining any planning application, the Council is required to have regard to the provisions of its Development Plan so far as is material to the application and to any other material considerations and the determination shall be made in accordance with the plan unless material considerations indicate otherwise. The Council's adopted Development Plan consists of the Consolidated London Plan 2015, the Croydon Local Plan 2018 (CLP) and the South London Waste Plan 2012.

7.2 Government Guidance is contained in the National Planning Policy Framework (NPPF), issued in March 2012. The NPPF sets out a presumption in favour of sustainable development, requiring that development which accords with an up-to-date local plan should be approved without delay. The NPPF identifies a number of key issues for the delivery of sustainable development, those most relevant to this case are:

- Requiring good design.
- Permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions

7.3 The main policy considerations raised by the application that the Committee are required to consider are:

Consolidated London Plan 2015 (LP):

- 3.5 on Quality and design of housing developments
- 6.13 on Parking
- 7.4 on Local Character
- 7.6 on Architecture

Croydon Local Plan 2018 (CLP):

- SP2 on homes
- SP4 on urban design and local character
- SP6 on environment and climate change
- SP8 on transport and communications
- DM10 on design and character
- DM13 on refuse and recycling
- DM23 on development and construction
- DM29 on promoting sustainable travel and reducing congestion
- DM30 on car and cycle parking in new development
- Applicable place-specific policies

8.0 MATERIAL PLANNING CONSIDERATIONS

8.1 The main planning issues raised by the application that the Planning Committee is required to consider are as follows:

- The principle of the proposed development
- The impact on the townscape and the visual impact;
- The impact on the residential amenity of adjoining occupiers;
- The living conditions provided for future occupiers;
- Transportation considerations
- Other matters

Principle of development and the established need.

- 8.2 The application site is currently occupied by a detached two storey dwelling which is in single family occupancy; however at this time the property is vacant. The existing property is not classified as a small family home as defined by Policy DM1.2 of the CLP 2018.
- 8.3 The proposed development results in the net gain of 8 homes and therefore the principle of the development can be supported.

Townscape and Visual Impact

- 8.4 The applicant proposes to demolish the existing property and erect a three storey building comprising of 4x one bedroom and 5x two bedroom flats. The development would consist of an 'L' shaped building fronting onto Brighton Road and Stoats Nest Road, successfully addressing the corner. The design of the building references the architectural style of neighbouring properties and introduces a recessed third floor.
- 8.5 The sites corner position allows for a taller building aiding the legibility of the townscape, ensuring compliance the Croydon Plan policy and supporting three storey developments. The amendments received during the course of the application have sought improvements to the articulation of the building with the gable features now extending to the flank and rear elevations. The design and approach to the redevelopment of the site is therefore supported.
- 8.6 The surrounding area is characterised by forecourt parking and the proposal before the Committee is no different in this respect. Vehicular access would be via Stoats Nest Road and there is good opportunities for soft landscaping along both Brighton Road and Stoats Nest Road. The form and location of the parking area is therefore acceptable and would not harm the character of the wider area.
- 8.7 Details of the external facing materials would be secured via condition.

Impact on Neighbouring Residential Amenity

- 8.8 The development would extend approximately 2 metres beyond the rear of 3 Brighton Road with a separation distance of 3 metres between flanks walls. The return of the 'L' shaped building would project 7.9 metres with a separation distance of 8 metres, extending a further 4.5 metres with a separation distance of 11 metres; no windows would be placed in south-western elevation fronting 3 Brighton Road. Given the overall form of the development, generous separation distances and the lack of windows fronting No.3 the proposal is not considered to result in demonstrable harm to the amenities of 3 Brighton Road.

- 8.9 The separation distance between the development and the neighbouring properties within Windermere Road is approximately 40 metres; this is well in excess of the accepted minimum standards. The development is therefore not considered to appear visually intrusive nor result in harmful loss of privacy to the residents of Windermere Road. No other neighbouring properties are considered to be unduly affected by the development.
- 8.10 Noise and general disturbance as a result of the building works could be secured through a condition as part of a Construction Logistics Plan/Management Strategy.

The standard of accommodation for future occupiers

- 8.11 All units would provide a good standard of accommodation and would contribute to the Borough's need for new homes meeting the minimum space standards set out in the "Technical Housing Standards March 2015".
- 8.12 All units are provided with private amenity space in accordance with the London Plan standards and have access to a generous communal garden at the rear, capable of complying with playspace standards as set out in the Croydon Plan. Details of boundary treatments, hard and soft landscaping would be secured via condition.
- 8.13 Level access is provided while the ground floor units are capable of being wheelchair adaptable.
- 8.14 It is therefore considered that the proposals would result in a good standard of accommodation that would meet the needs of the borough and can be supported.

Transportation Considerations

- 8.15 The site has a PTAL rating of 3 which indicates that the site has moderate accessibility to public transport. The applicant has provided one disabled parking bay and 5 spaces towards the front of the site. Therefore the site would provide 6 parking spaces for the 9 flats proposed. Given the PTAL level and the need to encourage more sustainable methods of transport this provision is considered acceptable.
- 8.16 As Brighton Road forms part of TfL's road network, parking is restricted along Brighton Road and on part of Stoats Nest Road. TfL have stated that the parking provision complies with the London Plan and is appropriate given the size of development proposed. TfL do not consider that the development would have an adverse impact on the safety and efficiency of their highway network subject to relevant planning conditions as listed below.
- 8.17 Cycle storage is provided in accordance with the London Plan and would be secured through condition. In addition the Council would seek to secure the following via condition;
- Visibility splays
 - Construction Logistics Plan/Management Strategy

8.18 Subject to conditions in relation to the above the development would be acceptable on highway grounds.

Other matters

8.19 The site is not subject to a formal tree preservation order nor are there any trees worthy of retention. However, Officers recognise that the existing trees contribute to the character of the surrounding area. In order to mitigate such a loss, the applicant will be required to provide 5 impact trees as part of the wider landscaping scheme.

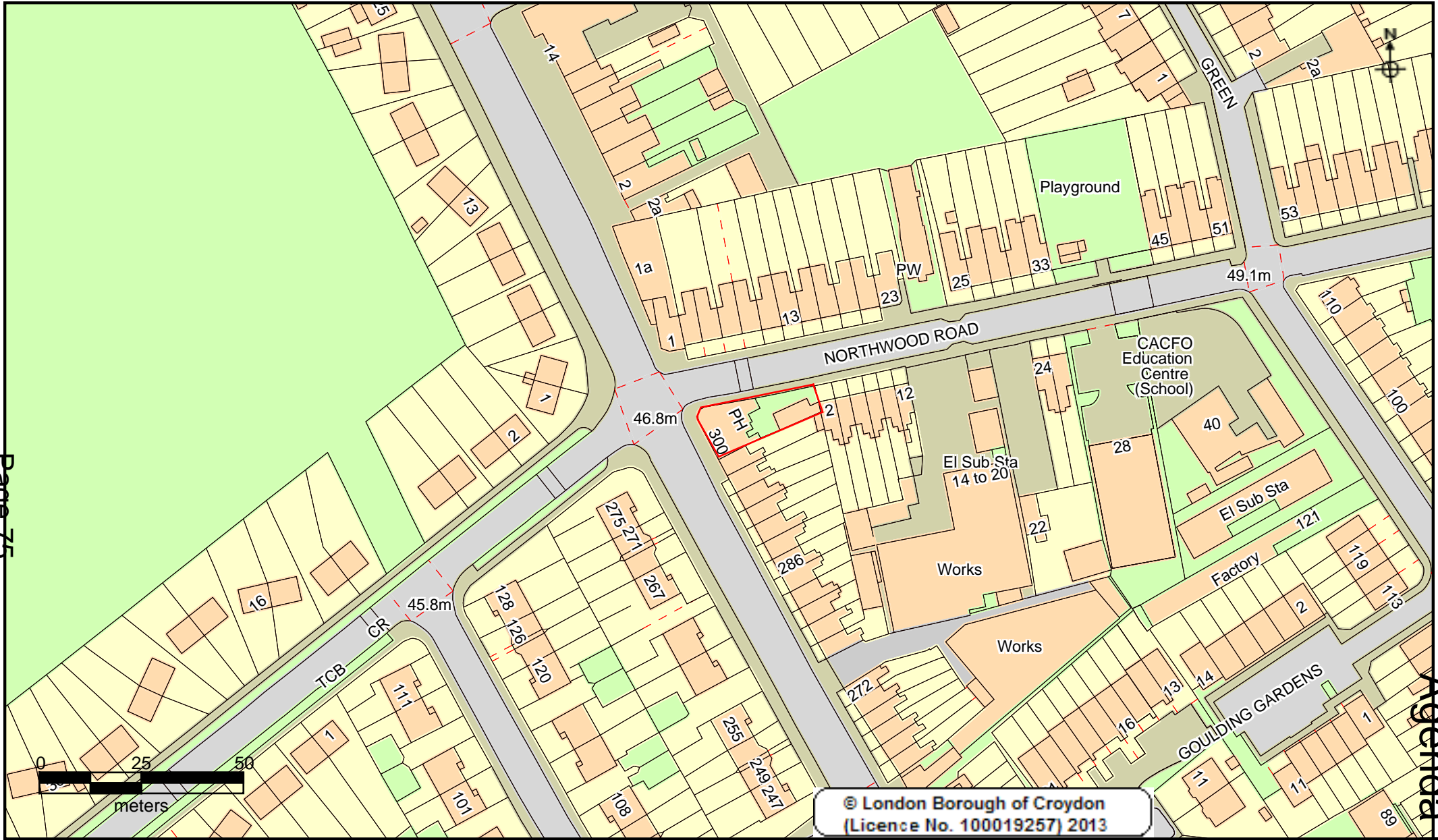
8.20 Appropriate flood mitigation (SuDS) can be secured as part of the landscaping condition.

8.21 Given the minor nature of the development it is not considered that the development would have a significant impact on air quality or pollution.

8.22 Details of external lighting could be secured through condition.

Conclusions

8.20 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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CROYDON COUNCIL

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29-May-2018



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PART 6: Planning Applications for Decision**Item 6.6****1 SUMMARY OF APPLICATION DETAILS**

Ref: 18/01213/FUL
Location: The Welcome Inn Public House, 300 Parchmore Road, CR7 8HB
Ward: Thornton Heath
Description: Alterations including construction of single storey addition to the rear outbuilding and partial demolition of single storey rear extension to existing pub in connection with the retention of the A4 public house use at the basement and ground floor levels, and conversion of the upper floors to provide 4 X 1bed flats and conversion of the rear out building to provide a 1 bedroom maisonette cottage.
Drawing Nos: DR-0100/P01, DR-0101/P02, DR-0103/P01, DR-0104/P01, DR-0110/P01, DR-0111/P02, DR-0112/P01, DR-0113/P01, DR-0114/P01, DR-0115/P01, DR-0116/P01, DR-0117/P01.
Applicant: Wellington Pub Company
Agent: Boyer Planning
Case Officer: Christopher Grace

- 1.1 This application was originally presented to Planning Committee on 7th June 2018. The original committee report for the application (updated with addendum items) is appended to this report below.
- 1.2 The Planning Committee deferred making a decision on the application to enable a Planning Committee Member site inspection to take place in order that the specifics of the existing site and the proposed development could be fully assessed. This took place on 22nd June 2018 where the Planning Committee Members were able to access all areas of the site and premises.

2 VIABILITY

- 2.1 Policy DM21 protects public houses and comes into play when a public house is proposed for demolition or a change of use if it has the characteristics of a community pub. In this case, whilst the premises have not been designated an Asset of Community Value, the existing public house has the characteristics of a community pub, having a performance space, and the potential for darts competitions and pool leagues given the presence of a dart board and a pool table. However, this application does not propose the demolition or the change of use of the public house. The public house is proposed to be retained, albeit in an amended form.
- 2.2 The application proposes keeping the existing public house use at ground floor and basement, but as detailed in the main committee report (presented on 7th June 2018), changes to the layout and amount of floorspace are proposed and the retained public house would be functionally separated from the residential use proposed above. The applicant has submitted a viability report in respect of the proposed public house and has also submitted points of clarification relating to it following receipt of objections to the scheme and an alternative viability assessment from an objector.

- 2.3 The viability report sets out that the proposed layout of the public house would be profitable. It considers the reduced floorspace proposed and considers that the size difference would not have a detrimental impact on trade. In addition, the proposed ground floor layout retains the stage, the pool table and the dart board and provides an improved layout for the toilets. It also considers the proposed beer garden and considers that it would be an improved layout to that existing, being directly accessible from the internal area and in a position that can be monitored more easily by staff for safety. The fact that the proposed pub would be a lock-up pub, rather than linked to the accommodation above is not considered to have an impact on viability and the viability report refers to numerous examples of other successful lock-up pubs in London.
- 2.4 The assessment of trade that could be generated by the proposed use has been assessed and a profit determined (taking into account the costs generated).
- 2.5 An alternative assessment of viability has been submitted by an objector to the scheme. This documents the trading profile of the existing operation, which is largely irrelevant as it is the proposed use of the premises that are the subject of this planning application and it is the proposed use of the premises upon which a decision is required to be made by planning legislation. The alternative assessment of viability also goes on to consider the proposed use of the premises. The view taken in this assessment is that the existing operation is on the cusp of viability and that the viability is supported by income from renting rooms on the upper floors of the building. Given that the proposed development separates out the residential use, this income would not be available for the public house in the 'proposed' scenario. However, it is Officer's view, that the viewpoint expressed in the alternative assessment of viability does not take account of the impact of a refurbishment on income; it does not take account of the reduced costs compared to existing (as any future occupier of the public house would not have to maintain the upper floors of the building); this assessment states that the future trading area is severely restricted (Officers have assessed the existing and proposed floorspaces and there is a 19% reduction, which is considered to be acceptable); the assessment assumes that there would be no pool table, no dartboard, no karaoke and no live entertainment, however, the pool table and dartboard are proposed to be retained, as is the stage area which could be utilised for karaoke and live entertainment; the alternative assessment also assumes that separating the residential uses from the public house use would lead to additional complaints regarding noise (however, noise impacts have been thoroughly assessed and subject to the imposition of suitable conditions are considered to be acceptable); there are also differing viewpoints regarding the beer garden as on one hand the view is given that it is of an inadequate size, but on the other assumes that it will be over used and will generate noise complaints from residents in the proposed flats.
- 2.6 Officers have assessed the future viability of the scheme, taking into account the viability assessment and additional information from the applicant and the viewpoints given in the alternative assessment of viability submitted by an objector. This is notwithstanding the fact that policy DM21 cannot be strictly applied in this case as the public house is not proposed to be demolished or its use changed, the proposal is to retain a fully functioning public house. Officers are of the view that the proposed changes to the public house would not have a detrimental impact on the viability of the operation and would allow it to continue trading in a profitable manner along similar lines to that existing.

2.7 Whilst there may be sympathies with the current landlord and other occupiers of the building, the decision on this planning application must be made in accordance with planning policy and other material considerations. A decision cannot be made in the interests of private individuals.

3 RECOMMENDATION

3.1 That the Planning Committee resolve to GRANT planning permission subject to:

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

Conditions

- 1) Built in accordance with approved plans
- 2) Materials to be submitted for approval
- 3) No additional windows to be inserted in either of the rear cottage other than as specified
- 4) Details to be provided:-
 - a) Hard and soft landscaping – including species / size and permeable surfaces
 - b) Boundary treatment – including side access gates, private amenity space enclosures
 - c) Details of servicing arrangement
 - d) Ventilation equipment
- 5) Refuse storage requirements
- 6) Cycle storage requirements
- 7) Demolition and construction method statement
- 8) 19% reduction in carbon emissions
- 9) 110 litre water consumption target
- 10) Sustainable drainage/run off rates/surface water measures
- 11) In accordance with noise report
- 12) Removal of PD to detached cottage at rear
- 13) Restrict use of ground floor and basement to A4 public house
- 14) Commence within 3 Years
- 15) Any other planning condition(s) considered necessary by the Director of Planning and Strategic Transport

Informatives

- 1) CIL - granted
- 2) Code of Practice regarding small construction site
- 3) Any other informative(s) considered necessary by the Director of Planning and Strategic Transport

PART 6: Planning Applications for Decision

Item 6.5

1 SUMMARY OF APPLICATION DETAILS

Ref: 18/01213/FUL
 Location: The Welcome Inn Public House, 300 Parchmore Road, CR7 8HB
 Ward: Thornton Heath
 Description: Alterations including construction of single storey addition to the rear outbuilding and partial demolition of single storey rear extension to existing pub in connection with the retention of the A4 public house use at the basement and ground floor levels, and conversion of the upper floors to provide 4 X 1bed flats and conversion of the rear out building to provide a 1 bedroom maisonette cottage.
 Drawing Nos: DR-0100/P01, DR-0101/P02, DR-0103/P01, DR-0104/P01, DR-0110/P01, DR-0111/P02, DR-0112/P01, DR-0113/P01, DR-0114/P01, DR-0115/P01, DR-0116/P01, DR-0117/P01.
 Applicant: Wellington Pub Company
 Agent: Boyer Planning
 Case Officer: Christopher Grace

	1 bed	2 bed	3 bed	4 bed
Houses	1 (51Sq.m)	0	0	0
Flats	4 (43-45Sq.m)	0	0	0
Totals	5	0	0	0

Type of floorspace	Amount proposed	Amount retained	Amount lost
Residential	227Sq.m	176Sq m	0Sq m
Commercial (public house)	188Sq.m	188Sq.m	45Sq.m
Number of car parking spaces		Number of cycle parking spaces	
0		6	

1.1 This application is being reported to Planning Committee because the number of objections above the threshold in the Committee Consideration Criteria have been received

2 RECOMMENDATION

2.1 That the Planning Committee resolve to GRANT planning permission subject to:

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

Conditions

- 1) Built in accordance with approved plans

- 2) Materials to be submitted for approval
- 3) No additional windows to be inserted in either of the rear cottage other than as specified
- 4) Details to be provided:-
 - a) Hard and soft landscaping – including species / size and permeable surfaces
 - b) Boundary treatment – including side access gates, private amenity space enclosures
 - c) Details of servicing arrangement
 - d) Ventilation equipment
- 5) Refuse storage requirements
- 6) Cycle storage requirements
- 7) Demolition and construction method statement
- 8) 19% reduction in carbon emissions
- 9) 110 litre water consumption target
- 10) Sustainable drainage/run off rates/surface water measures
- 11) In accordance with noise report
- 12) Removal of PD to detached cottage at rear
- 13) Restrict use of ground floor and basement to A4 public house
- 14) Commence within 3 Years
- 15) Any other planning condition(s) considered necessary by the Director of Planning and Strategic Transport

Informatives

- 1) CIL - granted
- 2) Code of Practice regarding small construction site
- 3) Any other informative(s) considered necessary by the Director of Planning and Strategic Transport

4 PROPOSAL AND LOCATION DETAILS

Proposal

- 4.1 Full planning permission is sought for construction of a single storey rear extension to existing public house. The basement and ground floor to remain in use as a public house with minor alterations to facilitate access and refuse/cycle storage for the proposed flats. The conversion of the upper floors into 4 x one-bedroom flats. Alterations to the existing rear out building to provide a 1 bedroom maisonette cottage.
- 4.2 - The proposal would include minor alterations involving reduction in part of basement level;
 - Removal of part single storey rear section, rear toilet and covered area to beer garden
 - Erection of single storey side extension and reposition dormer to existing outbuilding
- 3.3 Amendments:
 - The proposed drawings have been amended to introduce inward opening gates and the height of the residential gate entrance reduced.

Site and Surroundings

- 3.4 The application site is a large three-storey detached building comprising of public house (Use Class A4) on the ground floor level and residential HMO accommodation above. The site contains a two storey former coach house building currently used for storage in the rear yard. The site is located on the east side of Parchmore Road on the corner with Northwood Road. The surrounding area is mixed in character with a number of semi-detached and terrace properties some divided into flats. A terrace of shops lies north along Green Lane. The site is located within an area of high density and is identified as an area of surface water flooding (1:1000yr).

Planning History

- 3.5 The following information is relevant to the application:-

17/04137/PRE pre-application enquiry conversion of existing upper floors and out building to form 5 x 1 bed units (the application would not be supported if the loss of the beer garden threatens the economic viability of the public house; principle of residential above acceptable)

5 SUMMARY OF KEY REASONS FOR RECOMMENDATION

- 5.1 The principle of the alterations retaining the public house at basement and ground floor level is considered to be acceptable.
- 5.2 The proposed development would retain the character of the area and would not harmfully affect the appearance of the street scene along Parchmore Road and Northwood Road.
- 5.3 The proposed development would not have a detrimental effect on the residential amenities of the adjoining occupiers and would provide an acceptable living environment for the future occupiers.
- 5.4 The development would encourage sustainable modes of transport other than the car, incorporate safe and secure pedestrian access to and from the site and would have an acceptable impact on the highways network.
- 5.5 The development would incorporate sustainability requirements and incorporate sustainability techniques as part of the overall drainage strategy

6 CONSULTATION RESPONSE

- 6.1 The views of the Planning Service are expressed in the MATERIAL PLANNING CONSIDERATIONS section below.
- 6.2 The following were consulted regarding the application:

7 LOCAL REPRESENTATION

- 7.1 The application has been publicised by way of neighbour letters. 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: 5 Objecting: 5 Supporting: 0

No of petitions received: 1 (with 46 signatures)

7.2 The following issues were raised in representations. Those that are material to the determination of the application, are addressed in substance in the MATERIAL PLANNING CONSIDERATIONS section of this report:

Summary of objections	Response
<i>Principle of development</i>	
The proposal would affect the viability and functionality of the public house. The landlord has not decided to renew the lease after 25 years and convert the upper floors. This would make the trade area smaller, create a smaller venue; loss of community pub which holds a number of functions, charity events, funerals and competitions.	The proposal would result in limited reduction in the floorspace of the public house; which would not affect the viability of the public house and is considered acceptable in principle. Refer to paragraphs 8.2 - 8.7 of this report.
<i>Loss of HMO</i>	
Loss of established HMO accommodation and displacement of existing users.	The introduction of alternative residential accommodation on this site is considered acceptable in principle subject to design, density, amenity and transportation considerations. Refer to paragraphs 8.2 – 8.7 of this report
<i>Mix of Flats</i>	
Inappropriate mix of dwellings with creation of 5 x 1 bedroom units resulting in poor standard of accommodation which would affect the viability of the public house.	Officers consider that the proposal would result in an improved standard of accommodation for potential occupiers in terms of size, layout, outlook and amenity Refer to paragraph 8.17 - 8.19 of this report.

7.3 Councillor Karen Jewitt has made the following representations:

- Loss of amenity in the area.
- Overdevelopment of the site causing a detrimental effect on the public house and it the facilities it offers.
- Lack of affordable accommodation for the staff and the residents of the flats above.
- The London Plan will push local authorities "to recognise the heritage, economic, social and cultural value of pubs and ensure they are protected for local communities"

8 RELEVANT PLANNING POLICIES AND GUIDANCE

In determining any planning application, the Council is required to have regard to the provisions of its Development Plan so far as is material to the application and to any other material considerations and the determination shall be made in accordance

with the plan unless material considerations indicate otherwise. The Council's adopted Development Plan consists of the Consolidated London Plan 2015, the Croydon Local Plan (2018)

Government Guidance is contained in the National Planning Policy Framework (NPPF), issued in March 2012. The NPPF sets out a presumption in favour of sustainable development, requiring that development which accords with an up-to-date local plan should be approved without delay. The NPPF identifies a number of key issues for the delivery of sustainable development, those most relevant to this case are:

- Achieving sustainable development (Chap 1)
- Promoting sustainable transport (Chap 9)
- Delivering a wide choice of high quality homes (Chap 6)
- Requiring good design (Chap 7)
- Meeting the challenge of climate change, flooding and coastal change (Chap10).

The main policy considerations raised by the application that the Committee are required to consider are:

Consolidated London Plan 2015 (LP):

- 3.3 Increasing housing supply
- 3.4 Optimising housing potential
- 3.5 Quality and design of housing developments
- 3.6 Children's and young people's play area
- 3.8 Housing choice
- 3.9 Mixed and balanced communities
- 3.14 Existing Housing
- 5.2 Minimising carbon dioxide
- 5.3 Sustainable design
- 5.12 Flood risk management
- 5.14 Water quality and wastewater infrastructure
- 5.17 Waste capacity
- 6.3 Assessing effects of development on transport capacity
- 6.9 Cycling
- 6.13 Parking
- 7.4 Local character
- 7.6 Architect

Croydon Local Plan 2018:

- SP2 Homes
- SP4 Urban design and local character
- SP6 Environment and Climate Change
- SP8 Transport and communication
- DM1 Homes
- DM10 Design and character

- DM13 Refuse and recycling
- DM21 Protecting public houses
- DM23 Development and construction
- DM25 Sustainable drainage systems
- DM29 Promoting sustainable travel and reducing congestion
- DM30 Car and cycle parking in new development

There is relevant Supplementary Planning Guidance as follows:

- Housing Supplementary Planning Guidance March 2016 (DCLG Technical Housing Standard (2013))

9 MATERIAL PLANNING CONSIDERATIONS

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

1. Principle of development
2. Townscape and visual impact and consideration of density
3. Residential amenity/Daylight & Sunlight for neighbours
4. Housing/Mix/Tenures
5. Housing Quality/Daylight & Sunlight for future occupiers
6. Transport
7. Sustainability
8. Waste
9. Flooding

Principle of Development

- 9.2 The proposal would result in the loss of a small part of the existing pub house at basement and ground floor level and conversion of rear storage outbuilding to form a new separate flat. Objections point to the loss of the public house on the basis of a loss of viability and functionality of the public house as a community facility. Policy DM22 prevents the loss of existing public houses unless the public house is no longer considered economically viable when assessed against the CAMRA's Public House Viability Test; and that a range of measures have been undertaken to seek to improve viability. DM21 would only be considered in the context of whether the loss of floor space would jeopardise the viability of the public house.
- 9.3 CAMRA's Public House Viability refers to the partial loss of a public house, references the impact on the long-term financial health of the business and considers if the loss of space would make the public house less attractive to customers because of reduced facilities.
- 9.4 The applicant's viability report states that the existing public house is significantly underused, vacant in parts, with only part of rear yard in use with poor facilities and accommodation. They identify that the proposal would be a viable option which would no longer require the need for ancillary residential accommodation above to support the operation financially. The applicants state that the proposal would still make the use an attractive operation, retain many of the existing features including a pub garden (19sq.m) and if desired would operate in similar manner to the present. The

proposal would allow for significant investment to the site with an interested operator already identified.

- 9.5 Objectors have submitted an alternative viability report which identifies the site as a successfully trading pub financially assisted by the income of the letting accommodation above. They state that the proposal would restrict the existing bar area, result in a loss of catering facilities at first floor level and rear storage area which would curtail trade as will a reduce the beer garden. They state that the introduction of residential flats would lead to noise complaints; with current investment held off due to uncertainty in the lease.
- 9.6 The applicant believes a lock up focussed pub will be more viable. The proposal includes a similar bar sales area to the existing, with the basement able to potentially provide a kitchen area (for the preparation of food) subject to a condition to provide details of ventilation equipment. An inspection of the site by officers confirms that that the current building is in need of upgrading and that not all of the rear yard is in use. Although there would be a loss of commercial floor space of 45 sq.m, it is clear that the proposal would offer similar facilities and that the functionality of the bar would not be reduced. The proposal would offer, better layout, improved function and usability and would improve the condition of the building. Based on inspection and the information provided, officers considered that the loss of floor space would not jeopardise the viability of the public house. Therefore, the proposal is acceptable in land use terms and is therefore supported. A condition restricting the use to a public house should secure the introduction of the use at ground floor level and would require a further reconsideration of the matter by the Council for proposals for the introduction of any alternative use. The retention of the public house at ground and lower ground floor is welcomed and meets the objective of Policy DM21 of the Croydon Local Plan.
- 9.7 The upper floors of the public house are already in use as residential accommodation (as a House in Multiple Occupation). 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.
- 9.8 Policy 3.14 of the London Plan identifies that proposals involving loss of housing, including affordable housing, should be resisted unless the housing is replaced at existing or higher densities with at least equivalent floorspace. This policy includes the loss of shared accommodation that meet an identified housing need, unless the existing floorspace is satisfactorily re-provided to an equivalent or better standard. In addition, Policy 3.8 of the London Plan recognises that shared accommodation or houses in multiple occupation is a strategically important part of London's housing offer, and that where it is of a reasonable standard it should be protected.
- 9.9 The Plan however identifies that the quality of this type of accommodation can give rise to concern and in considering proposals which might constrain this provision boroughs should take into account the strategic as well as local importance of houses in multiple occupation.
- 9.10 Policy 3.5 of the London Plan states that securing new housing of the highest quality and protecting and enhancing residential neighbourhoods are key Mayoral priorities. Housing developments should be of the highest quality internally, externally and in relation to their context and to the wider environment, taking account of strategic policies in the Plan to protect and enhance London's residential environment and

attractiveness as a place to live. The Borough does not contain any policy which outright protects the loss HMO. The current operators have admitted that the site is in need of improvement. This proposal would provide 5 good sized low cost affordable flats whilst increasing the overall residential floorspace, thereby making effective/efficient use of the site with the inclusion of cottage building in the rear yard. The proposal would improve the quality of housing associated with this site in line with London Plan requirements. On balance the provision of this type of housing provision and the overall improvement of the standard of accommodation is considered to be acceptable.

Townscape and visual impact

- 9.11 Chap 7 of the NPPF attaches great importance to the design of the built environment. London Plan policy 3.5 seeks to ensure the highest quality and design of housing while 7.4 and 7.6 require development to have regard to its surroundings and architecture. CLP Policy SP4.1 and SP2.6 requires 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.
- 9.12 The internal landscaping to the rear of the pub would create three separate areas of activity, the beer garden for the public house, the residential approach to the flats above and the self-containment of the new cottage housing. The rear extension would result in the removal of an existing addition and subject to a condition on palette of materials would represent a suitable alteration without causing harm to the building or wider streetscene. Similarly the proposed alterations to the outbuilding would enhance its overall appearance. The proposed improvements subject to appropriate finishes would not have a detrimental impact in terms of surrounding outlook. The proposed remodelling of the wall along the northern elevation is a welcomed improvement. The applicants have amended the proposal so that the gates do not cause an obstruction to the highway and are suitably sized. Details of boundary and gates would be controlled by condition. Overall the proposed alterations to the rear building are acceptable and in keeping with its character and therefore are supported.
- 9.13 The proposed courtyard design lacks any soft landscaping or seating provision. A detail landscaping programme to soften the entrance area would help to encourage regular use. The proposal rationalises the bin storage for the residential and commercial premises and detail of a lighting strategy to be provided by the applicant would ensure that the rear entrances are adequately lit, safe and legible.
- 9.14 With the above in mind, and subject to conditions the proposal would not have a detrimental impact on the street scene or the host property, and is therefore in accordance with the London Plan Policies 7.4 on Local Character and 7.6 on Architecture.

Residential Amenity Daylight/Sunlight for neighbours.

- 9.15 London Plan Policy 7.1 seeks to protect the amenities of existing occupiers when considering new residential development. CLP policy DM10 in particular, 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.

- 9.16 With the exception of the proposed boundary treatment and dormer window above the existing outbuilding, the rest of the proposed alterations would be visible only from within the site. The proposed alterations would not result in any significant loss of amenity in terms of light or outlook for adjoining neighbours and should not result in any undue overlooking of opposing properties in Northward Road directly opposite. The proposal is unlikely to have a more harmful impact in terms of noise levels over above existing activity.
- 9.17 It is acknowledge that there would be issues of potential noise and disturbance during the building process. The applicant would be required to submit details of a Construction Logistic Plan in order to ensure safety and reduce impacts on the environment due to its proximity to residential properties and corner location at a busy junction. An informative requiring the developers act in accordance with the Council's Code of Practice entitled 'Control of Pollution and Noise from Demolition and Construction Sites' should reduce any possible nuisance to local residents
- 9.18 In summary, the application is in accordance with Policy DM10 of the CLP, and would have little impact on residential amenity.

Housing Tenure

- 9.19 CLP Policy SP2.7 sets out a strategic target for 30% of all new homes to have three or more bedrooms. The proposed flats do not meet this strategic target as none would have three bedrooms. The proposed development would provide 4 one bedroom (1 person) flats. However this is an aspiration determined on a case by case basis.
- 9.20 CLP Policy SP2.7 sets out a strategic target for 30% of all new homes to have three or more bedrooms. The proposed flats do not meet this strategic target as none would have three bedrooms. The proposed development would provide 4 one bedroom (1 person) flats. However, there is no requirement in policy for individual sites to provide a minimum level of 3 bedroom units, unless the application is for 10 or more units (as stated in policy SP2.7(b)). In this case, the application is for 5 residential units and therefore a minimum number of 3 bedroom units is not required.

Housing Quality/Daylight and sunlight for future occupiers

- 9.21 Policy SP2.8 of the Croydon Local Plan: Strategic Policies states: 'The Council will seek to ensure that new homes in Croydon meet the needs of residents over a lifetime and contribute to sustainable communities with the borough. This will be achieved by: a) requiring that all new homes achieve the minimum standards set out in the Mayor of London's Housing Supplementary Planning Guidance'.
- 9.22 Each of the proposed 1 bedroom flats within the main pub building proposal would exceed the national technical standards (2016) for one-bedroom (1 person) flats. In the case of the rear cottage there are no standards for a one bedroom 1 person flat on two levels, however at 51sq.m this unit would also exceed national standards for a 1 person flat. Each of the proposed flats would have dual aspect light and outlook. The two storey cottage would have good outlook at ground and first floor level and would benefit from its own private amenity area 30sq. while each of the flats would have access to a communal amenity space (35sq.m) in line with minimum requirements. Details of boundary treatment should ensure privacy for occupiers of these spaces. The proposed access is considered to be suitable arrangement and

overall the flats should provide a satisfactory level of accommodation in terms of layout, access, outlook and privacy.

- 9.23 The applicants have produced a noise report which identifies internal measures to be included in order to safeguard the amenity for potential occupiers these include the introduction of a noise limiting device to cut out the supply to amplified music if noise levels are exceeded. A condition requiring the applicants building in accordance with the findings of the noise report should safeguard the living environment for potential occupiers. Insufficient details have been provided of the proposed ventilation system. In view of the proposed use as a food and drink premises details of extraction/ventilation systems, would need to be submitted for approval. The proposal would therefore be in accordance with the principles of the NPPF in delivering a choice of quality homes and London Plan Policies.

Transport

- 9.24 The site is located in an area with a PTAL of 3, which is moderate and is also well located for local shops and facilities along Parchmore Road, and Thornton Heath Station and District centre.
- 9.25 No on site car parking spaces are proposed nor is it possible. The upper floors are currently used as an HMO and it is unlikely that there would be additional demand on car parking around the site with the proposed use. The proposed cycle parking meets London Plan standards. However, the cycle parking needs to be secure and undercover and this is to be secured by condition. The application has been amended with boundary doors to open inwardly to prevent obstruction of the public highway. The planning application is therefore considered to be acceptable from a transport prospective.

Sustainability

- 9.26 The Council would seek new homes to meet the needs of residents over a lifetime and be constructed using sustainable measures to reduce carbon emissions. In line with Policy 5.2 of the London Plan, the development proposals should make the fullest contribution to minimising carbon dioxide emissions. The development would need to achieve a reduction in carbon dioxide emissions of 19% beyond the 2013 Building Regulations and demonstrate how the development will achieve a water use target of 110 litres per head per. Subject to condition the proposal would be in accordance with NPPF guidelines on meeting climate change; London Plan Policy 5.2 minimising carbon dioxide, 5.3 sustainable design, 5.14 water quality and waste water infrastructure; CLP1 policies SP6.1 environment and climate change, SP6.2 energy and carbon dioxide reduction, SP6.6 sustainable design construction; UDP policies EP5-EP7 water.

Waste

- 9.27 The proposed plans indicate the location for the waste storage facilities for both residential and commercial to be contained within the building within a reasonable distance for collection. It is considered that the proposed bin storage is acceptable and should provide suitable housing for landfill, comingled dry recycling and food recycling storage. In order to ensure that a suitable level of bin provision is provide a condition requiring details of this space should ensure that the proposal is in line with the principles of London Plan policy 5.17 waste capacity and policy DM13.

Flooding:

- 9.28 The property has been identified as being located within an area subject to surface water flooding (1 in 1000yrs).
- 9.29 The applicants have carried out a Flood Risk Assessment (FRA) and drainage strategy to accompany the planning application. The development site lies within land classified as Flood Zone 1, which is considered at a low risk of flooding. The conclusion of the report is that the site is at low risk of flooding. The SuDS approach has been adopted to restrict surface water runoff and provide betterment to the existing site drainage. The proposed re-development of a site that is completely impermeable provides an opportunity to reduce runoff rates and volumes providing benefit to the larger drainage area. The report confirms that this development is likely to be able to install suitable drainage measures into the design proposals.
- 9.30 Details of sustainable measures are therefore to be discharged by way of condition, in order to meet the principles of the NPPF in meeting flooding requirements; London Plan policy 5.12 flood risk management; CLP policies SP6 and DM25.

Conclusions

- 9.31 The recommendation is to grant planning permission.
- 9.32 All other relevant policies and considerations, including equalities, have been taken into account.



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1.0 SUMMARY OF APPLICATION DETAILS

Ref: 18/02276/FUL
 Location: 12 Sunny Bank
 Ward: South Norwood
 Description: Alterations ; Erection of 1 three storey building to rear with accommodation in the roofspace comprising 1 x 3 bedroom, 5 x 2 bedroom and 1 x 1 bedroom flats ; and erection of 1 two storey building to rear comprising of 2 x 2 bedroom flats ; and erection of double garage to rear ; formation of vehicular access from Bevill Close and provision of associated parking to rear ; provision of associated refuse and cycle storage.
 Drawing Nos: 6686 PL10 Rev C ; 6686 PL11 Rev D ; 6686 PL20 Rev B
 Applicant: Turnbull and Wandle Housing Association
 Case Officer: Mr D A Gibson

Accommodation Schedule

Flats	studio	1 bed	2 bed	3 bed	4 bed	Total
Number	0	1	7	1	0	9

Car Parking and Cycle Parking Provision

	New Flats	Existing House	Total
Car parking spaces	4 (including 1 disabled space)	1 parking space (in new rear garage)	5
Cycle parking spaces	17	0	17

1.1 This application is being reported to Planning Committee because the total number of objections received exceeds the threshold of officer delegated authority and in accordance with the Committee Consideration Criteria it is therefore reported for Consideration by the Planning Committee.

2.0 RECOMMENDATION

- 2.1 That the Planning Committee resolve to GRANT planning permission.
- 2.2 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:
1. In accordance with the approved plans.
 2. Development to be implemented within three years.
 3. Submission of external facing material samples for approval.
 4. Details of appearance of sliding gate / brick piers serving rear garage.

5. Submission of details of soft and hard landscaping, including new tree planting and biodiversity enhancements, and boundary treatments for approval.
6. Submission of tree protection plan to Council for approval.
7. Following details to be submitted to Council for approval: security lighting, visibility splays to vehicle egresses, finished floor levels, electric vehicle charging point.
8. Matters to be provided as specified and approved prior to the first occupation of new dwellings : parking egress and layout ; refuse storage ; cycle storage.
9. Carbon Dioxide 19% reduction beyond 2013 Building Regulations.
10. Water use target.
11. Submission of SUDs details to Council for approval.
12. Block 1 first floor flank windows in south-eastern and north-western elevations to be implemented and retained as obscure glazed as specified in approved plans.
13. Block 2 – No windows to be formed in south-western elevation at first floor.
14. Block 2 – First floor south-eastern window at first floor to be implemented and retained as obscure-glazed.
15. Submission of construction logistics plan to Council for approval.
16. Contaminated land - Submission of Environmental Historical Site Review to Council for approval.
17. Any other planning condition(s) considered necessary by the Director of Planning and Strategic Transport.

Informatives

1. Community Infrastructure Levy.
 2. Code of Good Practice for Construction Sites.
 3. Any other informative(s) considered necessary by the Director of Planning and Strategic Transport.
- 2.3 That the Planning Committee confirms that adequate provision has been made, by the imposition of conditions, for the preservation or planting of trees as required by Section 197 of the Town and Country Planning Act 1990.

3.0 PROPOSAL AND LOCATION DETAILS

Proposal

- 3.1 The proposal is to provide 9 flats in the rear garden of 12 Sunny Bank. The flats would be formed 2 separate blocks. A three storey building with accommodation in the roofspace (Block 1) would have 7 flats. A two storey building (Block 2) would have 2 flats.

Block 1 Layout (7 Flats)

Ground floor	1 x 3 bedroom 1 x 1 bedroom
First floor	2 x 2 bedroom
Second floor	2 x 2 bedroom
Third Floor	1 x 2 bedroom

Block 2 Layout (2 Flats)

Ground floor	1 x 2 bedroom
First floor	1 x 2 bedroom

- 3.2 All of the flats would have private amenity spaces in the form of terraces and/or balconies. Communal garden areas are also propose
- 3.3 A total of 4 off-street parking spaces (including 1 disabled space) for the flats are proposed. Vehicle access to the parking area would be from Bevill Close (which is owned and managed by Wandle Housing Association).
- 3.4 A single storey rear garage is also proposed for use by the current occupier of the house at 12 Sunny Bank.
- 3.5 Associated refuse and cycle storage is proposed.

Site and Surroundings

- 3.6 The site comprises part of a long rear garden at 12 Sunny Bank, an extended semi-detached two storey family house. There is a slight east-west gradient to the land and there is evidence that several trees have been felled adjacent to the southern boundary.
- 3.7 The site is bounded to the north, by Bevill Close, which comprises of seven two storey terraced and semi-detached family houses. It is a private highway which is owned managed by Wandle Housing Association.
- 3.8 To the east it is bounded by the rear gardens of two storey houses in Lincoln Road.
- 3.9 To the south-west it is bounded by the rear garden of 13 Sunny Bank, which is a two storey house, and to the south / south-east it is bounded by a part two / part three storey block of flats in Tinsley Close.
- 3.10 The locality is residential in character and has a varied built form including 2 storey houses and purpose built 2/3 storey and 4 storey flats. There is also an enclave of 11 storey tower blocks in Regina Road.
- 3.11 The site has a Transport for London Ptal rating of 4/5 (Moderate/Good Access to frequent public transport service and is within 500 metres of South Norwood District Centre to the west.

Relevant Planning History

- 3.12 A pre-application enquiry Ref: 18/00803//Pre was submitted to the Council in February 2018 with regard to the proposed development.

SUMMARY OF KEY REASONS FOR RECOMMENDATION

- The proposed development would create a good mix and good quality of residential accommodation that would make a positive contribution to the borough's housing stock and would make a contribution to the Council achieving its housing targets as set out in the London Plan (2016) and its own Croydon Local Plan 2018.
- The proposed development is of an appropriate mass, scale, form and design that would be in keeping with its context, thus preserving the appearance of the site and surrounding area.
- The proposed development would not cause significant harm to neighbouring properties' living conditions.
- The level of parking provision is considered appropriate, striking the appropriate balance between promoting sustainable modes of transport, whilst providing some car parking space capacity. The proposed development would not have an adverse impact on the operation of the highway.
- The proposed development subject to conditions would provide for soft landscaping and associated biodiversity.

4.0 CONSULTATION RESPONSE

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

5.0 LOCAL REPRESENTATION

- 5.1 A total of 35 neighbouring properties were notified about the application and invited to comment by the way of letter. The number of representations received from neighbours, local groups etc in response to notification and publicity of the application were as follows:

20 individual responses: 20 Objections

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

Objections

- Overdevelopment of the site
- Adverse effect on character and amenity of area
- Loss of privacy
- Loss of trees
- Effect on wildlife
- Increased flooding
- Increased traffic
- Insufficient parking
- Highway safety
- Concern about construction traffic
- Increased noise / disturbance
- Increased noise / disturbance from construction works

- Increased litter
- Developer - Brick-By-Brick – is Council owned – so not a transparent process (Officer Comment: The applicant is not Brick-By-Brick).

The following procedural issue was raised in representations and are addressed below:

- No notification of application (Officer Comment: The application was publicised in accordance with Council processes and statutory legislation. Neighbour consultation letters were dispatched 22/05/18).

6.0 RELEVANT PLANNING POLICIES AND GUIDANCE

6.1 In determining any planning application, the Council is required to have regard to the provisions of its Development Plan so far as is material to the application and to any other material considerations and the determination shall be made in accordance with the plan unless material considerations indicate otherwise. The Council's adopted Development Plan consists of the Croydon Local Plan (2018), Mayor's London Plan (2016) and the South London Waste Plan 2012.

6.2 Government guidance is contained in the National Planning Policy Framework (NPPF), issued in March 2012. The NPPF sets out a presumption in favour of sustainable development, requiring that development which accords with an up-to-date local plan should be approved without delay. The NPPF identifies a number of key issues for the delivery of sustainable development, those most relevant to this case are:

- Promoting sustainable transport;
- Delivering a wide choice of high quality homes;
- Requiring good design.

6.3 There is a draft revised NPPF which went out to public consultation 5 March 2018. The consultation ended 10 May 2018 and feedback is being collated. The draft revised NPPF incorporates policy proposals previously consulted on in the Housing White Paper and the Planning for the right homes in the right places consultation. The draft NPPF is a material consideration in planning decisions and will gain more weight as it moves through the process to adoption. At present the draft NPPF in general is considered to carry minimal weight.

6.4 The main policy considerations from the London Plan (2016) raised by the application that the Committee are required to consider are:

- Policy 3.3 Increasing Housing Supply.
- Policy 3.5 Quality and Design of Housing Developments
- Policy 5.2 Minimising Carbon Dioxide Emissions
- Policy 5.12 Flood Risk Management
- Policy 5.13 Sustainable Drainage
- Policy 6.3 Assessing Effects of Development on Transport Capacity
- Policy 6.9 Cycling
- Policy 6.13 Parking

- Policy 7.2 An Inclusive Environment
- Policy 7.4 Local Character
- Policy 7.6 Architecture
- Policy 7.19 Biodiversity and Access to Nature
- Policy 7.21 Trees and Woodlands

6.5 A new draft London Plan has been out for public consultation which expired on the 2 March 2018. The GLA current program is to have the examination in public of the Draft London Plan in Autumn 2018, with the final London Plan published in Autumn of 2019. The current 2016 consolidation Plan is still the adopted Development Plan. However the Draft London Plan is a material consideration in planning decisions and will gain more weight as it moves through the process to adoption. At present the plan in general is considered to carry minimal weight.

6.6 Croydon Local Plan (2018) - CLP1.1 and Croydon Local Plan: Detailed Policies and Proposals CLP2.

The new local plan was adopted on the 27th February 2018 and now carry full weight. The main relevant policies to this application are as follows:

- SP2: Homes.
 - SP2.1 Choice of homes.
 - SP2.2 Quantities and locations.
 - SP2.7 Mix of homes by size.
 - SP2.8 Quality and standards.
- DM1: Housing choice for sustainable communities.
- SP4: Urban Design and Local Character.
 - SP4.1 High quality development that responds to local character.
 - SP4.2 Be informed by opportunities of Place and enhance social-cohesion and wellbeing.
- DM10: Design and Character.
 - DM10.1 High quality developments, presumption for 3 storeys.
 - DM10.2 Appropriate parking and cycle parking design.
 - DM10.4 Private amenity space.
 - DM10.5 Communal amenity space.
 - DM10.6 Protection to neighbouring amenity.
 - DM10.7 Architectural detailing.
 - DM10.8 Landscaping.
 - DM10.9 Lighting and light pollution.
- DM13: Refuse and Recycling.
 - DM13.1 Design, quantum and layouts.
- SP6: Environment and Climate Change.
 - SP6.3 Sustainable design and construction.
 - Minor residential scheme 19% CO2 reduction.
 - Water efficiency 110 litres.

- SP6.4 Flooding and water management.
- DM25: Sustainable drainage systems.
- SP7: Green Grid
- DM27: Protecting and enhancing our biodiversity.
- DM28: Trees.
- SP8: Transport and the Communication.
- SP8.5 and SP8.6 Sustainable travel choice.
- SP8.7 Cycle parking.
- SP8.12 and SP8.13 Electric vehicles.
- SP8.15 Ptal ratings
- DM29: Promoting sustainable travel.
- DM30: Car and cycle parking.
- Place: South Norwood and Woodside.

7.0 MATERIAL PLANNING CONSIDERATIONS

7.1 The main planning issues raised by the application that the Planning Committee are required to consider are:

- Principle of development
- Density and housing mix of development
- Effect on the appearance of the site and surrounding area
- Effect of the development on neighbouring amenity
- Quality of accommodation proposed
- Effect of the development on parking and the highway
- Effect of the development on trees
- Effect of the development on flooding
- Other planning issues

Principle of development

7.2 Policy promotes the provision of new housing at a strategic and local level. The London Plan Housing SPG 2016 advises Borough's and developers of the strategic and local aspects and objectives when considering development of gardens and to strike a balance between these and other objectives when seeking to optimise housing provision on a particular site. On back garden development the Mayor of London's Housing Supplementary Planning Guidance March 2016 provides guidance on private garden land development and Strategic Objective 5 of the Croydon Local Plan 2018, which links to Policy DM10, seeks to ensure that high quality new development both integrates, respects and enhances the Borough's natural environment and built heritage.

7.3 The development would create additional residential units that would make a contribution to the Council achieving its housing targets as set out in the London Plan (2016) and the recently adopted Croydon Local Plan 2018.

- 7.4 The scheme would promote housing equality and choice as it would be delivered in conjunction with Wandle Housing Association, who are an affordable housing provider and whom own and manage the adjacent houses in Bevill Close.

Density and housing mix of development

Density

- 7.5 Policy 3.4 of the London Plan states that taking into account local context and character, the design principles in Chapter 7 and public transport capacity, development should optimise housing output within the relevant density range shown in Table 3.2. Based on the public transport accessibility level (PTAL 4/5 and the site's characteristics, the London Plan density matrix suggests a residential density of between 200 and 700 habitable rooms per hectare.
- 7.6 The residential density of the proposal would be 285 habitable rooms per hectare which is at the lower end of the indicative range within the London Plan for an urban area.
- 7.7 The Mayor's Housing SPG, at paragraph 1.3.12, further states that the density ranges should be "*used as a guide and not an absolute rule, so as to also take proper account of other objectives*". It does not preclude developments with a density above the suggested ranges, but requires that they "*must be tested rigorously*" (para.1.3.14). This will include an examination of factors relating to different aspect of "*liveability*" of a proposal (dwelling mix, design and quality of accommodation), access to services, impact on neighbours, management of communal areas and a scheme's contribution to '*place shaping*'. The impact of massing, scale and character in relation to nearby uses will be particularly important.
- 7.8 The SPG also considers the opportunities and constraints with regards to density on small sites (para.1.3.39). Responding to existing streetscape, massing and design of the surrounding built environment should be given special attention – where existing density is high, for example, higher density can be justified. Paragraph 1.3.40 notes that small sites require little land for internal infrastructure, and as such, it is appropriate for density to reflect this. These factors are all relevant to the development of the application site.
- 7.9 It is considered that the proposed residential development has been designed to deliver new homes within buildings that respond to their local context, taking into account both the physical constraints of the site and its relationship with neighbouring properties and the nearby townscape.
- 7.10 The proposed development does not exceed the London Plan density range. It delivers on London Plan policy by optimising additional housing on an existing residential site in a highly accessible location. The density of the development is therefore considered to be acceptable.

Housing Unit Mix

- 7.11 Policy SP2.7 of the Croydon Local Plan 2018 seeks to secure the provision of family housing and states the Council will seek to ensure that a choice of homes is available in the borough that will address the borough's need for homes of different sizes. This will be achieved by setting a strategic target for 30% of all new homes up to 2036 to have three or more bedrooms.
- 7.12 The unit mix of the development is reproduced below for ease of reference:

Accommodation Schedule

Flats	studio	1 bed	2 bed	3 bed	4 bed	Total
Number	0	1	7	1	0	9

- 7.13 The proposal allows for 11% of 3 bedroom units, 78% of two bedroom units and 11% of 1 bedroom units. Given the 2 bedroom units are laid out for 4 person habitation then the proposed proportion of family housing is considered acceptable.
- 7.14 The proposal would therefore not result in an overdevelopment of the site and would provide an appropriate mix of accommodation to meet a variety of demands across the Borough in accordance with Policy 3.8 of the London Plan.

Effect on the appearance of the site and surrounding area

- 7.15 Block 1 would be a three storey building with accommodation in the roofspace to provide 7 Flats. It would be sited towards the far end of the garden and would have regard to the front and back building lines of the terraced houses at No's 3 to 7 Bevill Close to the north of the site. There is a full 4 storey block of flats sited approximately 20 metres to the north/north-west of the site at 110a Regina Road and the ridge height of the proposed building would be lower than that building. The ridge height of the proposed building would also respect the ridge height of the adjacent 2/3 storey block of flats to the south of the site in Tinsley Close. Space to the boundaries of the site would also remain on all sides of the proposed building and the staggered front and rear building lines of it assist in providing variation and interest in the form of the building. The proposed building would have a traditional block form with a hipped roof and gables. The proposed indicative material palette would be simple but effective. The building would be formed of a light coloured brick and so would respect the appearance of buildings in the locality. Dark grey brick panels areas would add interest to the rear gable and would also enhance the composition of the windows, which would have grey frames. The roof would be formed of grey slate tiles and the dormers within would be finished with a zinc cladding. The balustrades to the balconies would be glazed and would emphasise the modernity and clean lines of the building. The narrow projecting gable to the front elevation would provide a strong focal point to define the entrance of the building. Full details of the proposed materials could be secured by condition.
- 7.16 Block 2 would be a two storey building comprising 2 flats. It would be sited towards the middle of the site. Its building lines would align with that of the

block of flats to the north/north-west of the site at 110a Regina Road. The 2 storey height of the building would be in keeping with the existing 2 storey house at 12 Sunny Bank and the 2 storey western section of the adjacent 2/3 storey block of flats in Tinsley Close. Space would remain around all sides to the boundaries. The design, form and material palette of the building would follow that of Block 1.

- 7.17 Taking the vehicle and pedestrian access from Bevill Close enables the layout of the proposed site to strike a good balance of hardstanding and soft landscaping provision. A substantive amount of soft landscaping would be provided on the site and it would be well laid out. The existing garden tree to the north-eastern corner at the end of the site would be retained and several new planted trees are proposed. The majority of it would be useable as amenity space for future residents. As such the layout of the landscaping on site would make for an hospitable residential environment and would provide pleasant views across the site from the site and adjacent sites. Full details of the proposed tree planting and other soft landscaping could be secured by condition.
- 7.18 With regard to the existing two storey dwellinghouse at 12 Sunny Bank, policy requires that in the case of development in the grounds of an existing building which is retained, a minimum length of 10 metres of the existing garden area is retained for the host property after the subdivision of the garden. The proposed development would comfortably meet the minimum requirement of the policy for the current occupiers of 12 Sunny Bank.
- 7.19 The proposed single storey rear garage to serve the existing occupier of 12 Sunny Bank would be domestic in scale and would be formed in the lee of the western elevation of Block 2 as proposed. It would be finished in a chalk render, so would be in keeping with the appearance of the existing rendered house at 12 Sunny Bank, and it would have a grey slate roof to match that of Blocks 1 and 2 as proposed. A sliding gate and brick piers are proposed to the entrance to the garage and full details of the appearance of the sliding gate and brick piers can be secured by condition.
- 7.20 In this instance, the proposed use of the back garden for residential development is acceptable in the context of the surrounding and nearby built environment. Overall, the proposed development would have an appropriate mass, form, scale and design that would be in keeping with its context, thus preserving the appearance of the site and surrounding area.

Effect of the development on neighbouring amenity

- 7.21 Block 1 would be a three storey building with accommodation in the roofspace to provide 7 Flats. In terms of privacy the north-western and the south-eastern flank windows of the Block at first floor level and above would either serve non-habitable room windows or secondary windows. All would be obscure glazed. The rear balcony at first floor would be set within the built form, at second floor it would also be set in but would have a side aperture with privacy screen. This is designed to prevent direct overlooking to the south-east and block of flats in

Tinsley Close. The distance of the rear windows (and balconies) of the Block to the rear windows of houses in Lincoln Road to the north-east would be a minimum 30 metres. At ground floor it is proposed to plant a row of trees to the end of the rear communal garden to further protect the garden privacy of occupiers in Lincoln Road. On the north-eastern rear boundary and on the south-eastern side boundary a new close board timber high boundary fence would be erected. It would be a height of 1.8 metres and would have a 30cm trellis affixed to its top.

- 7.22 In terms of outlook the closest point of the proposed Block 1 to the block of flats in Tinsley Close to the south-east of the site is 13 metres. The closest point to No.7 Bevill Close to the north-west of the site is 3.28 metres, however there are no main habitable room windows in the south-eastern flank elevation of No.7 Bevill Close.
- 7.23 In terms of light the orientation of the site is such that shadow would fall to the north-west across the south-eastern flank elevation of No.7 Bevill Close where there are no main habitable room windows.
- 7.24 The south-eastern frontage of Block 1 would be sited 60 metres away from the rear windows of 13 Sunny Bank, so would not result in adverse loss of privacy or outlook to that property.
- 7.25 Block 2 would be a two storey building comprising 2 flats. The first floor south-western flank window of the building would be a secondary window to the main living / dining room. It could be obscure-glazed to prevent loss of privacy to the adjacent occupiers in at 13 Sunny Bank and Tinsley Close. This matter can be secured by condition. The first floor north-eastern flank window would serve a bedroom but would directly overlook the proposed vehicle access of the development site and the front parking area of Bevill Close. No windows are proposed to the south-western elevation of the Block, therefore no adverse loss of privacy would occur to the occupiers of 12 and of 13 Sunny Bank. The south-western and south-eastern elevations of the Block would respectively be sited distances of 27 metres, 34 metres and 15 metres away from the existing dwelling at 12 Sunny, and adjacent dwellings at 13 Sunny Bank and the nearest flats in Tinsley Close. Therefore, the distance between buildings and the Block would not result in any adverse loss of outlook to those adjacent properties and no adverse loss of light would result either.
- 7.26 It is considered that the proposed single storey garage block would not result in any adverse effects on the amenity of adjacent occupiers in terms of loss of light, visual intrusion, or loss of outlook.
- 7.27 The proposed intensification of the use of the site by creating flats would not create significant levels of noise and disturbance such to justify refusal of planning permission.

Quality of the accommodation proposed

- 7.28 The proposed development would provide good quality units that would make a positive contribution to the borough's housing stock. All the proposed flats meet recommended minimum floorspace standards set out in both the London Plan (2016) and DCLG's 'Technical Housing Standards: National Described Space Standards'. All the bedrooms meet the minimum floor areas set out in the DCLG's 'Technical Housing Standards: National Described Space Standards' and Policy 3.5 of the London Plan.
- 7.29 The flats would receive reasonable levels of light, outlook and aspect. All 7 flats in Block 1 would be dual aspect. In Block 2 both the flats would be predominantly single aspect would both would have an acceptable outlook.
- 7.30 All the flats, including Flat 7, located within the roof-space of Block 1, would have floor to ceiling heights of 2.3m for at least 75% of the gross internal area (GIA) in line with the requirements of the London Plan (2016). This would meet the requirements of DCLG's 'Technical Housing Standards: National Described Space Standards'.
- 7.31 All of the flats would have access to private amenity spaces in the form of ground floor terraces and/or balconies. This includes Flat 2 in the first floor of Block 2, which would have its own ground floor terrace directly in front of its ground floor entrance. Communal amenity spaces totalling 218 square metres would also be provided and could make provision for childrens' play space, as well as being flexible, multifunctional, accessible and inclusive.
- 7.32 Overall, the proposed development is therefore considered to provide a good quality of accommodation to the future occupants.

Effect of the development on parking and the highway

- 7.33 London Plan (2016) policy 6.13 sets out the maximum car parking standard for new developments. Under this policy all developments in areas of good public transport accessibility in all parts of London should aim for significantly less than 1 space per unit. A minimum 1 cycle storage space should be provided for a 1 bedroom flat and 2 spaces for flats with 2 bedrooms or more.
- 7.34 The proposed development would provide 4 off-street parking spaces, including 1 disabled space, for the 9 flats. A total of 17 cycle storage spaces are proposed on site. Given the mix of flats proposed within the development, the level of parking provision and cycle storage provision is considered to strike the appropriate balance between promoting sustainable modes of transport, whilst providing some car parking space capacity.
- 7.35 The car parking spaces would be accessed from the existing driveway area of Bevill Close. The turning circle and width of the access is sufficient to ensure that cars will be able to enter and leave the site in a forward gear. The proposed development is not considered to pose a significant risk to highway and

pedestrian safety. The proposed garage to serve the existing house would not have any adverse effect on highway safety.

- 7.36 The London Plan (2016) requires new residential development to have 20% active electric car charging provision and 20% passive provision. The installation of an active electric car charging point can be secured by condition.
- 7.37 Several representations have raised concern about traffic and noise and disturbance from associated works. A construction logistics plan could be secured by condition to satisfactorily address this matter. The Council also produces good practice guidance for construction sites and details of it can be passed onto the developer through use of an informative.

Effect of the development on trees

- 7.38 There is an existing tree on site towards the north-eastern end of the rear garden. The trees is not protected by a Preservation Order, nevertheless it contributes to the visual amenity of the site and its surroundings. The application has been reviewed by the Council's arborist who raises no objection to the development subject to a tree protection plan for the tree on site being secured by condition. It is evident that several trees in the rear garden have been felled in the recent past however these trees were not protected by a Tree Preservation Order and in mitigation new tree planting is proposed on site. This matter can be secured as part of a landscaping condition. There is also a tree in Bevill Close which is close to the northern boundary of the application site. It is not protected by a Preservation Order either and while its canopy would impinge on the northern boundary of the site it would do so only over the cycle storage and part of the vehicle access.

Effect of the development on flooding

- 7.39 The site is located in Flood Risk Zone 1 (low) and has been modelled as being at risk from surface water flooding on a 1 in a 1000 year basis. The site is also at moderate risk from groundwater flooding. The applicant has submitted a flood risk assessment (FRA).
- 7.40 To mitigate the risk of groundwater flooding a number mitigation measures are proposed including permeable paving and a Sustainable Urban Drainage System (SUDs) will be put into effect to attenuate surface water. This can be secured by condition. A condition is also recommended to ensure efficient water use.

Other Planning Issues

- 7.41 The development is required to meet reduction in carbon dioxide emissions targets of 19% beyond the 2013 Building Regulations. This could be secured by condition.
- 7.42 A covered bin store area is proposed adjacent to the northern boundary of the site. Its provision could be secured by condition.

- 7.43 The site is residential but nevertheless it would be prudent to ensure that any land contamination issues can be addressed where necessary. This could be secured by condition.
- 7.44 In terms of wildlife and biodiversity, the site is not in a protected area and there is insufficient evidence especially given the characteristics of the site (residential property with garden) to suggest that there is protected flora and fauna on site. The development would retain the mature tree on the site that would continue to provide good habitat value. Whilst there would be the loss of some lawn area as result of the development, it is considered that this would be adequately offset by landscaping and provision of simple mitigation measures such as bird boxes and log piles. This could be secured as part of the recommended landscaping condition.

8.0 Conclusion

- 8.1 The proposed development would provide good quality residential units that would make a positive contribution to the Borough's housing stock. The proposed development is of an appropriate high standard of design and layout that would not cause harm to the appearance of the surrounding area. The development would not cause significant adverse harm to neighbouring properties' living conditions. The proposed development provides an acceptable level of parking and would not have a significant adverse impact on the efficient operation of the local highway network.
- 8.2 All other relevant policies and considerations, including equalities, have been taken into account.

PLANNING COMMITTEE AGENDA

PART 8: Other Planning Matters

1 INTRODUCTION

- 1.1 In this part of the agenda are reports on planning matters, other than planning applications for determination by the Committee and development presentations.
- 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 The following information and advice applies to all those reports.

2 FURTHER INFORMATION

- 2.1 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.

3 PUBLIC SPEAKING

- 3.1 The Council's constitution only provides for public speaking rights for those applications being reported to Committee in the "Planning Applications for Decision" part of the agenda. Therefore reports on this part of the agenda do not attract public speaking rights.

4 BACKGROUND DOCUMENTS

- 4.1 For further information about the background papers used in the drafting of the reports in part 7 contact Mr P Mills (020 8760 5419).

5 RECOMMENDATION

- 5.1 The Committee to take any decisions recommended in the attached reports.

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