

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 Degrads, 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, 25 October 2018** at **6.30pm** in **Council Chamber, Town
Hall, Katharine Street, Croydon CR0 1NX**

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

Michelle Ossei-Gerning
020 8726 6000 x84246
michelle.gerning@croydon.gov.uk
www.croydon.gov.uk/meetings
Wednesday, 17 October 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
Democractic.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:
<http://webcasting.croydon.gov.uk>

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 (Pages 7 - 12)

To approve the minutes of the meeting held on Thursday 11 October 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 13 - 14)

To receive the following presentations on a proposed development:

5.1 18/03718/PRE Land East of the Timebridge Community Centre, Field Way (Pages 15 - 26)

A new community centre to serve as a replacement for the Timebridge Community Centre. The facility will have a multi-functional hall/café/kitchen, a nursery, youth club and community facilities, together with access road, parking and landscaping.

Ward: New Addington North

6. Planning applications for decision (Pages 27 - 30)

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

6.1 18/03701/FUL 39 Russell Green Close, Purley, CR8 2NS
(Pages 31 - 46)

Demolition of existing dwelling and proposed erection of 2 storey building with lower ground floor and accommodation in roof to provide 9 flats (4 x 1 bed, 3 x 2 bed and 2 x 3 bed) with associated car parking and new crossover, amenity space, refuse and cycle stores.

Ward: Purley and Woodcote
Recommendation: Grant permission

6.2 18/03074/FUL 37 Fairdene Road, Coulsdon, CR5 1RD
(Pages 47 - 62)

Erection of a two storey side and rear extension and two rear dormers, as well as alterations to the existing internal layout to provide a total of five residential flats with on-site car parking, including a new vehicle crossover (amended plans and description).

Ward: Coulsdon Town
Recommendation: Grant permission

6.3 18/04026/FUL 22 Briton Crescent, South Croydon
(Pages 63 - 80)

Demolition of the existing dwelling and erection of a three storey development for nine apartments with associated access, nine off-street parking spaces, cycle storage and refuse store.

Ward: Sanderstead
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 81 - 82)

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."

Planning Committee

Meeting of Croydon Council's Planning Committee held on Thursday, 11 October 2018 at 6.32pm 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 Gareth Streeter
- Also Present:** Councillors Simon Brew, Simon Hoar, Andrew Pelling, Oliver Lewis, Joy Prince, Niroshan Sirisena, and Robert Canning
- Apologies:** Councillor Oni Oviri
Councillor Stuart Millson for lateness

PART A

103/18 **Minutes of Previous Meeting**

RESOLVED that the minutes of the meeting held on 27 September 2018 be signed as a correct record.

104/18 **Disclosure of Interest**

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

105/18 **Urgent Business (if any)**

There was none.

106/18 **Development presentations**

107/18 **5.1A 17/04913/PRE Purley Way Playing Field, Purley Way, CR0 4RQ & 5.1B 18/01808/PRE Ashburton Playing Fields, Coleridge Road, CR0 7BQ**

SITE A 17/04913/PRE Purley Way Playing Field, Purley Way, CR0 4RQ;
SITE B 18/01808/PRE Ashburton Playing Fields, Coleridge Road, CR0 7BQ.

Pre-application for creation of two full size artificial football pitches with associated fencing and floodlights. Erection of single storey building containing changing facilities, club room, cafe and plant. Creation of 35 space car park, access road, shared cycle/pedestrian path, refuse store, cycle parking, outdoor gym, playground, running trail, with associated hard and soft landscaping.

Ward: Waddon (Site A)

Ward: Shirley North (Site B)

The main issues raised during the meeting were as follows:

- Site A - Placing the site in the middle of the playing field seemed unconventional. Fencing off the site would split the fields on both sides, with one side being a park and the other clear field. Moving the site 45 degrees towards the Colonnades or placing it parallel to it would make be an appropriate location.
- Site B – The location of the proposed scheme was ideal and did not affect the long-distance view of the playing fields.
- The Committee was pleased that the open land on both sites of the proposed scheme would utilise the open land (which had been underused in the past) to promote public health and leisure activities.
- The Committee was pleased with the ideas and proposals put forward for both sites, although there were concerns with the impact the proposed scheme would have on people’s personal amenities, specifically for residential properties situated by Site B. Implementing wildlife planting by the neighbouring properties of Site B could help mitigate this by functioning as a positive screen.
- Parking – targeting parking levels was a good idea as provisions for parking would be necessary. Implementing an overflow provision on both site would be even better for those travelling by vehicle.
- Including cycle parking on both sites would help improve the accessibility of the playing fields.
- Tile hanging on both sites would not be sustainable, laying brick work or fixed tiles would be more practical.
- Using reinforced grass for big leisure events would be positive for maintaining the quality of the playing fields.

Ward Councillor Andrew Pelling commented on the presentation.

Councillor Gareth Streeter commented on the presentation in his capacity as a ward councillor and therefore did not take part in the Planning Committee as a Committee member during the discussions of item 5.1.

The Chair thanked the applicants for their presentation.

108/18 **18/02575/PRE Queens Square (Land Bounded By Katharine Street, St Georges Walk, High Street and Park Street)**

Residential-led, mixed-use development proposal including up to 900 residential units (C3), up to 10,000 m² (GIA) of new A, B and D class uses at ground floor, new town square, public realm, amenity space, pedestrianisation of Katharine Street West, basement retail, car parking, service areas and cycle parking.

Ward: Fairfield

Representatives of the applicant attended to give a presentation to the Members' as questions and issues were raised for discussion with further consideration prior to their submission of a planning application.

The main issues raised during the meeting were as follows:

- The Committee felt the scheme was promising, although Members highlighted a need to increase the viability and affordability of housing with an expectation that 30% should be delivered. The Planning Committee requested that measures should be explored to facilitate increased levels of affordable housing (including options to play with heights and building capacity – balanced alongside the amount of public realm).
- Members were generally supportive of the scale, mass and form of the development although there was some level of disagreement, with certain Members raising issues over the mass and height of the buildings which appeared as one huge development lacking visual distinctiveness. Related concern was raised over the ground floor uses proposed and how they failed to contribute to the vitality and viability of the town centre.
- Scheme viability should be further explored through possible redistribution of the height (proposed for the tallest building) and a consideration of height and capacity of the lower built forms (with options to increase the height of these lower elements).
- The Committee discussed the size and proportions of the proposed town square and how this might also assist in delivering a more viable scheme alongside higher levels of affordable housing and might well provide benefits in terms of public usability and organisation. For example, reconfiguring it to be longer and narrower might also help increase spacing and relate more successfully with the Town Hall and its associated functions.
- The Committee discussed the impacts that the proposed scheme would have on heritage assets which are in close proximity to the site. It was

noted that the scheme needed to avoid negatively affecting the heritage assets in question.

- Wider uses of the scheme were encouraged such as functioning in conjunction with the town centre, retail and opportunities for employment.
- The design of the scheme could benefit if more glass was included in a similar way to Bernard Weatherill House's exterior design.

Ward Councillor Niroshan Sirisena commented on the presentation.

The Chair thanked the applicants for their presentation.

109/18 **Planning applications for decision**

Councillor Millson arrived to the meeting at 7:18pm.

110/18 **18/02870/FUL 48A Grasmere Road, Purley, CR8 1DW**

Demolition of existing two storey house and single storey garage, erection of two storey plus lower ground floor level building to accommodate seven self-contained dwellings (C3), two off-street car parking spaces, bicycle and refuse stores.

Ward: Purley Oaks and Riddlesdown

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

Jason Sam spoke against the application.

Matthew Corcoran spoke in support of the application.

Councillor Simon Hoar, Ward Councillor, spoke against the application.

Councillor Clark proposed a motion for **APPROVAL** of the application.
Councillor Scott seconded the motion.

Councillor Perry proposed a motion to **REFUSE** the application on the grounds of overdevelopment and loss of amenity.
Councillor Millson seconded the motion.

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

The Committee therefore **RESOLVED** to **GRANT** the application for the development of 48A Grasmere Road, Purley, CR8 1DW.

At 9.12pm, the Planning Committee adjourned for a short break.

At 9.22pm, the Planning Committee reconvened.

111/18 **18/00812/FUL 80 Riddlesdown Road, Purley, CR8 1DB**

Demolition of existing building: erection of a three storey building comprising 6 x two bedroom, 2 x three bedroom and 1 x one bedroom flats: formation of associated vehicular access and provision of 9 parking spaces, cycle storage and refuse store.

Ward: Purley Oaks and Riddlesdown

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

Colin Smith spoke against the application.

Mark Philpot spoke in support of the application.

Councillor Simon Hoar, Ward Councillor, spoke against the application.

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

Councillor Streeter proposed a motion to **REFUSE** the application on the grounds of overdevelopment of amenities for various reasons.
Councillor Perry seconded the motion.

The motion of approval was put forward to the vote and was carried with seven Members voting in favour and three against. The second motion therefore fell.

The Committee therefore **RESOLVED** to **GRANT** the application for the development of 80 Riddlesdown Road, Purley, CR8 1DB.

At 9.52pm, the Committee agreed to lift the guillotine and continued the meeting.

112/18 **18/03241/FUL 81 Higher Drive, Purley, CR8 2HN**

Demolition of the existing dwelling. Erection of a three storey building comprising 2 three bedroom and 7 two bedroom flats. Formation of vehicular access.

Ward: Purley and Woodcote

Mark Philpot spoke in support of the application.

Councillor Simon Brew, Ward Councillor, spoke against the application.

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

Councillor Perry proposed a motion for a motion to **REFUSE** the application on the grounds of overdevelopment of size and massing and loss of amenity.
Councillor Millson seconded the motion.

The motion of approval was put forward to the vote and was carried with seven Members voting in favour and three against. The second motion therefore fell.

The Committee therefore **RESOLVED** to **GRANT** the application for the development of 81 Higher Drive, Purley, CR8 2HN.

113/18 **18/03701/FUL 39 Russell Green Close, Purley, CR8 2NS**

Demolition of existing dwelling and proposed erection of 2 storey building with lower ground floor and accommodation in roof to provide 9 flats (4 x 1 bed, 3 x 2 bed and 2x 3 bed) with associated car parking and new crossover, amenity space, refuse and cycle stores.

Ward: Purley and Woodcote

At 10.35pm, the fire alarm sounded and the Committee decided to end the meeting.

The Committee postponed consideration of item 6.4 to the next Planning Committee on 25th October 2018.

114/18 **Items referred by Planning Sub-Committee**

There were none.

115/18 **Other planning matters**

There were none.

The meeting ended at 10.36pm

Signed:

Date:

.....
.....

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.

This page is intentionally left blank



CROYDON
www.croydon.gov.uk

Crown Copyright Ordnance Survey (License No: 100019257) 2011

London Borough Croydon

Scale 1:1500



This page is intentionally left blank

PART 5: Developments Presentations**Item 5.1****1 SUMMARY OF APPLICATION DETAILS**

Ref: 18/03718/PRE
Location: Land East of the Timebridge Community Centre, Field Way
Ward: New Addington North
Description: A new community centre to serve as a replacement for the Timebridge Community Centre. The facility will have a multi-functional hall/café/kitchen, a nursery, youth club and community facilities, together with access road, parking and landscaping.
Drawing Nos: Pre-application pack
Applicant: Saheed Ullah - Capital Delivery for Homes and Schools
Case Officer: Laura Field

- 1.1 This pre-application report aims to provide Members with sufficient information for effective engagement with the scheme and the report covers the following points:
- a. Executive summary
 - b. Location details
 - c. Proposal
 - d. Place Review Panel feedback
 - e. Material planning considerations
 - f. Specific feedback requested
 - g. Procedural matters

2 EXECUTIVE SUMMARY

- 2.1 The site contains the Timebridge Community Centre and a separate building for a Children's and Family Centre, with a Multi-Use Games Area to the north-east.
- 2.2 The development has been discussed at a series of pre-application meetings and several options have been reviewed by the Council's planning officers, with a scheme presented to the Place Review Panel (PRP).
- 2.3 Discussions have focused on accommodating the existing users on the site, the design and layout, parking and landscaping, as well as the critical relationship with the new school development (see 3.4 below).
- 2.4 The views of members are sought on the Community Centre proposals with particular regard to the following key issues:

Design and massing

- 2.5 Having reviewed the applicant's latest plans and PRP comments, officers feel that the massing is an appropriate response to the context. The design of the building has moved on significantly since the PRP presentation and in officers view would be a much more positive addition to this part of New Addington.
- 2.6 The Committee's views are sought on the design and massing of the Community Centre.

Layout, parking and landscaping

- 2.7 Officers support the general layout of the site, with the building on the frontage and parking to the rear. Further to officers and PRP challenging the level of activation to the ground floor frontage and the legibility of the landscaping to the front, the scheme has evolved in the right direction. In officers view the landscaping would link with the wider community and the layout with the double storey main entrance feature provides a connection with the amenity space. Further work is required on the central hub space to make this as useable and efficient as possible.
- 2.8 The Committee's views are sought on the layout of the building, the location of the parking and the landscaping approach.

3 LOCATION DETAILS

Site and constraints

- 3.1 The application site lies on the north-western side of Fieldway. The site includes the Timebridge Community Centre and a separate building for a Children's and Family Centre. Further to the north east is a Multi-Use Games Area.



Image 1: Visual of the site and immediate surroundings

- 3.2 The site is surrounded by Metropolitan Green Belt to the north, north-east and south-west. On the opposite side of Fieldway (a classified road) lies residential properties, predominantly in the form of four storey flats and two storey terraced houses. The site has a Public Transport Accessibility Rating (PTAL) of 2. The site lies within an Archaeological Priority Area and an area at risk of surface water and critical drainage flooding. The south-western side of the site falls within the Proposal Site 120: Timebridge Community Centre which is allocated for a school.

Planning history

- 3.3 There is no relevant planning history for the site.
- 3.4 It is important to note that this scheme forms part of the wider site redevelopment for the new Special Educational Needs (SEN) School identified in the allocation. Officers are dealing with the new 150 place SEN school (for ages 2-19) under pre-application

reference 18/03453/PRE. Due to delivery programme and construction timescales, the two schemes have been separated. Whilst this situation is not ideal, officers have been challenging the applicants to make sure the schemes evolve together.

3.5 Based on the current timeline, the 18/03453/PRE SEN school will be presented to this Committee on 22nd November 2018.

4 PROPOSAL

4.1 This scheme proposes demolition of the existing family centre building and community centre to facilitate construction of a new build two storey community centre with associated landscaping, car park, widened access road, highways improvements and service connections. The scheme would retain the hard surface MUGA.

4.2 The proposed building brings together four primary uses which include:

- Community Centre
- Family Centre
- Pre-School
- Youth Club

4.3 The access and servicing would take place from Fieldway. The proposed car parking would total 26 spaces, 3 of which would be accessible spaces and 6 with electric car charging spaces. There would be 3 motorbike parking spaces and 20 cycle spaces.

4.4 This scheme would free up land for the future development of the new SEN school (dealt with under pre-application 18/03453/PRE which would be subject to a separate, standalone planning application).

5 PLACE REVIEW PANEL (PRP) RESPONSE

5.1 The scheme was presented to PRP on 20th September 2018. The Panel felt the scheme presents a wonderful opportunity to provide a highly-valued community facility for the people of New Addington, make a positive addition to the townscape and improve physical and visual connectivity to the neighbouring greenbelt. However, the current design has an unwelcoming and institutional character and requires significant development before it can be supported by the Panel. The Panel's key recommendations were as follows:

- The design needs to be more vibrant and welcoming
- A masterplanning exercise should be undertaken for both the school and the community centre that is strongly informed by a landscape architect and seeks to produce a design with nature at its heart
- The location of the school car-parking in between the community centre and the school is not supported and the designers should explore sharing parking for the facilities
- The internal layout is overly complex and the number of rooms should be reduced and shared between different groups
- The youth centre requires its own distinct identity informed by the young people who will use the space
- The social space/community café is poorly located and requires more enclosure
- There should be additional views into the building of activities and clearly defined entrances

- The designers should be inventive with their use of low-cost, but good quality, materials.

5.2 Further to the PRP review, a series of meeting have taken place in an attempt to evolve the scheme in response to the feedback. The following amendments have been made:

- Internal layout simplified
- Changing the internal spaces to rationalise the building
- Hub space/community café enhancements
- Double height entrance
- Creation of more windows
- Hard and soft landscaping development, particularly to the frontage

6 MATERIAL PLANNING CONSIDERATIONS

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

1. Principle of development
2. Townscape and visual impact
3. Trees and landscaping
4. Residential amenity for neighbours
5. Access and parking
6. Sustainability and environment
7. Mitigation

Principle of development

6.2 The site forms part of the Proposal Site 120: Timebridge Community Centre which is identified for the use as 'secondary school buildings' (with playing fields in adjacent Green Belt) through the Croydon Local Plan 2018. Relocating the community centre to the eastern portion of the site allocation allows for its consolidation and frees the remainder of the site for the allocated school to be built. This is the first stage of the overall redevelopment and is supported as it will allow the site allocation to come forward. The timings and phasing are very important so there is no loss of existing community use whilst the new facilities are being built.

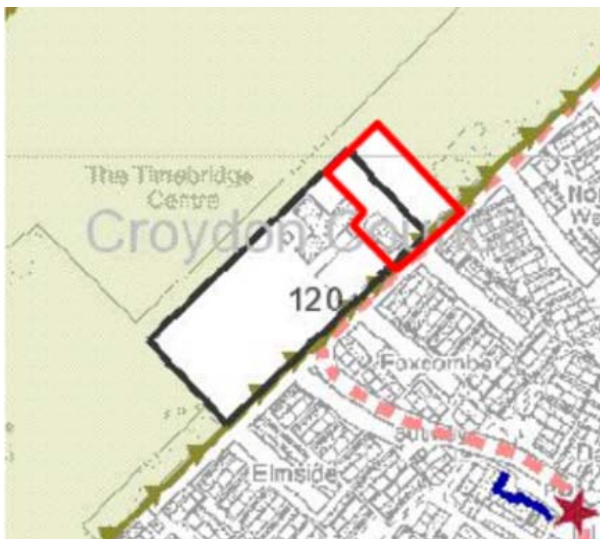


Image 2: Extract from Local Plan policy map showing land allocation for a new school (120) and red line overlay identifying the proposed community centre site

- 6.3 The current proposal states that the existing uses will be re-provided. The applicant has been advised that a full inventory of existing uses must be submitted with any application, together with how these will be accommodated within the new facility. The community building must be future-proofed to allow for both the current need, but adaptable for the inevitable changing needs of the different community groups.
- 6.4 The MUGA would be retained which is supported.

Townscape and visual impact

- 6.5 Design discussions have been on-going since the scheme was presented to PRP. The scheme is still very much a work in progress, but officers are of the view progress is being made in the right direction and are broadly content with the emerging proposals.

Design and massing

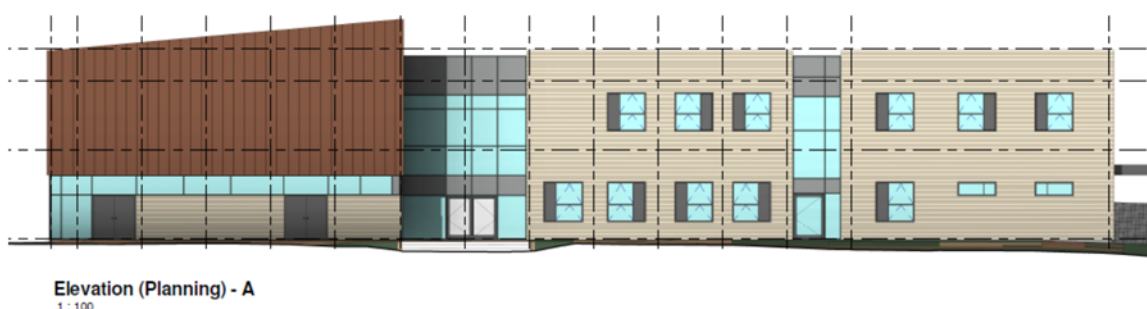


Image 3: Proposed front elevation

- 6.6 The two storey height relates to the wider street scene and the character of the area. Officers felt the height could be increased given the four storey flats in the vicinity, but the applicant prefers a two storey development.
- 6.7 A two storey linear approach has been taken with simple brickwork to the main facade providing a calm backdrop to more expressive vertical metal cladding introduced around the main hall at 1st floor level. The hall parapet is also angled to draw attention to the main entrance. Horizontal glazing separates the cladding from the brickwork and feature glazing at ground level on the corner allow provides a more active feature on the elevation of the main hall. The main entrance has a double storey vertical glazing element to break up the linear brick façade from the hall mass and to emphasise this feature. Officers support the general design approach subject to the correct selection and detailing of materials.
- 6.8 Officers are of the view that the design, size and arrangement of windows requires further work.
- 6.9 The elevations have sought to open up the building and allow for greater transparency and views through the building to the courtyard and beyond. The upper floors now have greater numbers of windows to allow for views of the Green Belt, Addington Palace and beyond.

Layout, parking and landscaping

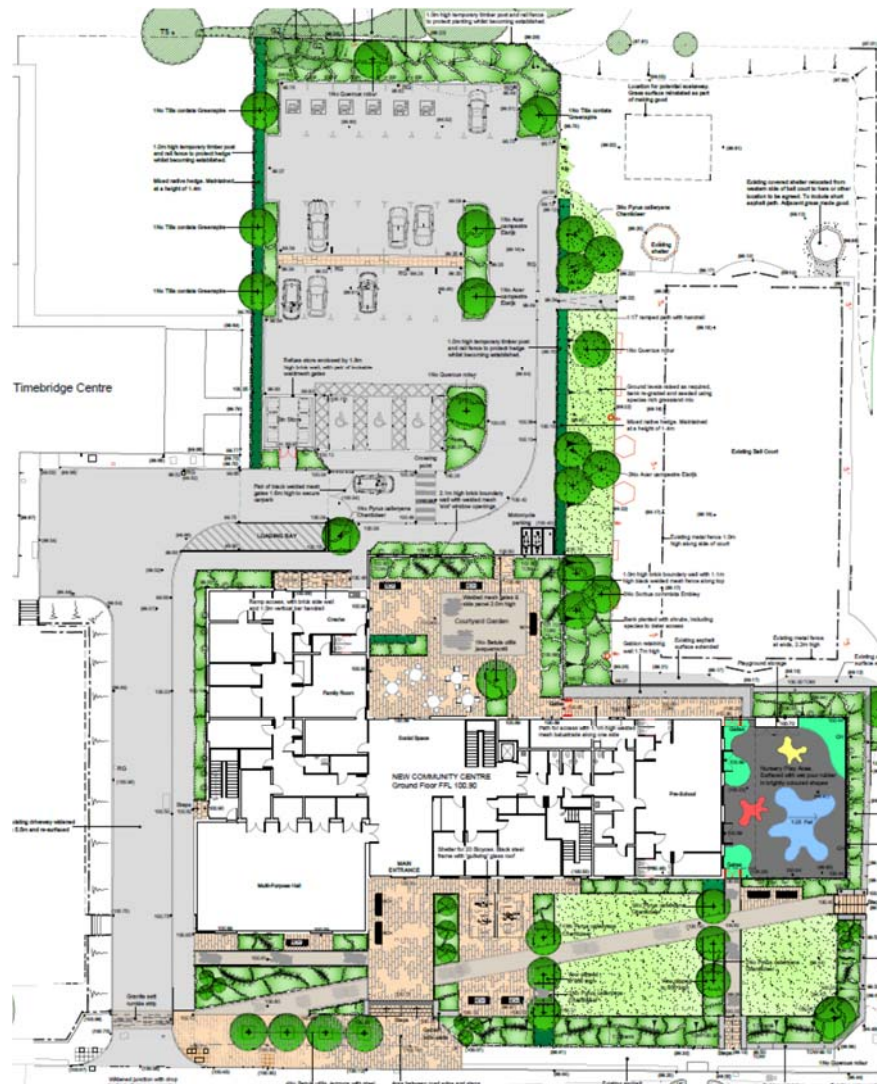


Image 4: Proposed site layout

- 6.10 Officers have encouraged the applicant to think carefully about the community functions and internal spaces to make sure they make the most effective use of the building. The central hub is now double storey and has been increased in size at ground floor, to be much more of a dwell space and useable area than a narrow corridor.
- 6.11 Northeast of the main entrance on the frontage are a series of courtyard and garden spaces, the first fairly open to the street frontage and subsequent spaces more enclosed and divided, connected by pathways. These spaces are intended to be functional and some parts more intimate in order that they can be used and enjoyed by the wider community. To the rear is an enclosed courtyard for seating which links to the central hub of the building. This is broadly acceptable.
- 6.12 Whilst the car parking remains to the rear of the site following PRP comments, officers consider this to be an appropriate location. The applicant has been encouraged to increase the extent of soft landscaping to the parking area to soften views both from within the building, but also from the adjoining Green Belt.
- 6.13 The landscape proposals broadly aim to provide a setting for the new building whilst at the same time providing functional spaces and outlook for the users of the

community centre and making a contribution to the street scene. The landscaping scheme has been further developed since PRP and officers are encouraged by the changes proposed. The landscaping scheme, particularly on the frontage, allows for spaces which are more open to the community and which better link the site into the surrounding area.

Links to SEN school

- 6.14 The pre-application for the SEN school is at an earlier stage than the Community Centre. As has been advised to the applicant, the Timebridge Community Centre and SEN school need to take advantage of synergies between the schemes and successfully integrate with the neighbouring residential area and greenbelt. All opportunities for sharing spaces, such as car parking, must be explored for the two facilities. The design, materiality and landscaping of both the community centre and the school buildings should relate positively to each other and be distinct from the surrounding local housing.

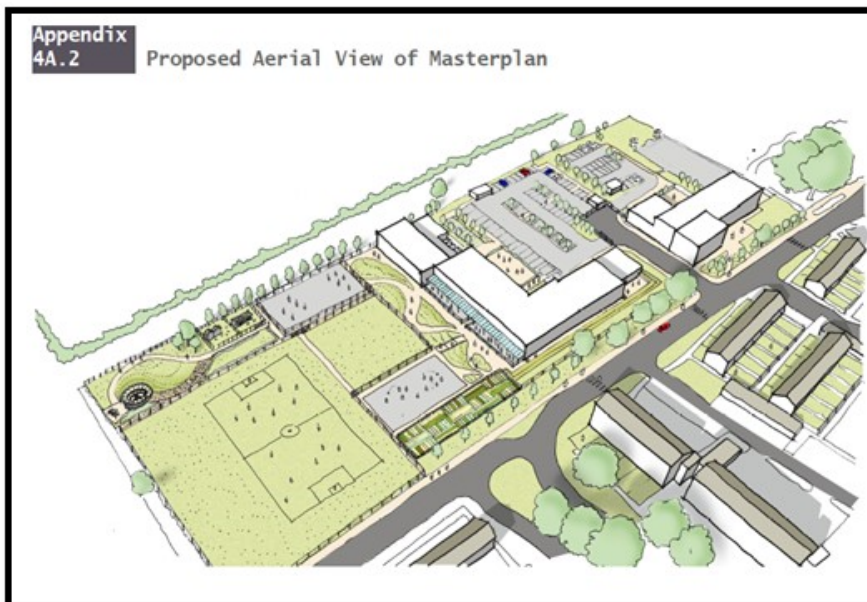


Image 5: Early iteration of relationship between SEN School and Community Centre, Updated visuals yet to be received.

Trees

- 6.15 The majority of trees on this site are not of the best quality, so no in principle arboriculture objections are raised. However, the applicant has been advised to retain those trees around the boundary particularly the very large and prominent specimens to the north eastern boundary. The layout has to have scope for the retention of these boundary trees which should be achievable as part of any formal planning application. A full tree report and tree protection plan are required to support any planning application. Construction works must ensure these important trees are safeguarded.

Residential amenity for neighbours

- 6.16 Given the significant separation distances to the nearest residential properties, the closest of which are on the opposite side of Fieldway to the south, the scheme would be acceptable in terms of residential amenity.
- 6.17 The applicants have been advised that the hours of use and any potentially noise generating activities (such as music amplification) would need to be defined and

controlled, as well as a detailed Community Use Agreement to ascertain any potential impacts on residents on the opposite side of Fieldway.

Access and parking

- 6.18 The application site is located within an area with a Public Transport Accessibility Level Rating (PTAL) of 2 which is poor. It is, however, within close proximity of bus service routes of T31 and 130.
- 6.19 The proposed scheme access would be from Fieldway. The proposed car parking would total 26 spaces, 3 of which would be accessible spaces and 6 with electric car charging spaces. There would be 3 motorbike parking spaces and 20 cycle spaces. Servicing and deliveries would take place from this access road.
- 6.20 Officers support the general layout of the site, with the building on the frontage and parking to the rear. The applicants have been advised of the importance of landscaping to help break up the car park.
- 6.21 The provision of the access from Fieldway is accepted in principle and the applicants have been advised further work is required on trip generation, traffic impact and parking activity.

Environment and sustainability

- 6.22 The applicant has been aware of the requirements for BREEAM “Excellent” and 35% reduction in CO2 emissions beyond the target required by Building Regulations.
- 6.23 The site is within an area prone to surface water flooding and as such a sustainable urban drainage system will have to be incorporated into the scheme. The applicant has been advised that a flood risk assessment and drainage strategy would be required to support any future planning application. The applicant has been encouraged to engage with the Lead Local Flood Authority who would be a statutory consultee on any future application.
- 6.24 Given the location in an Archaeological Priority Area, the applicant has been advised that an archaeology report is required in support of the application.

Mitigation

- 6.25 As this stage it is envisaged that planning obligations will be required to mitigate the impacts, with the following Heads of Terms:
- Local employment and training strategy (no contribution required)
 - Carbon off-set contribution (only if 35% CO2 reduction not met)
 - Travel Plan
 - Highway works
 - Public realm works

7 SPECIFIC FEEDBACK REQUESTED

- 7.1 In view of the above, it is suggested that members focus on the following issues:
- I. The design and massing of the community centre
 - II. The internal layout, particularly the central hub space

- III. How the external spaces work and the landscaping proposed
- IV. The location of the parking and quantum of spaces for the community centre
- V. How the development can embrace and relate to the SEN school proposals
- VI. The extent to which the community centre and SEN school could/should share facilities

8 PROCEDURAL MATTERS

- 8.1 The proposal is reported to Planning Committee to enable Members to view and comment on it prior to submission of a formal application. The proposal is not a planning application. Any comments are provisional and subject to full consideration, including public consultation and notification as part of any subsequent application.

This page is intentionally left blank

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.

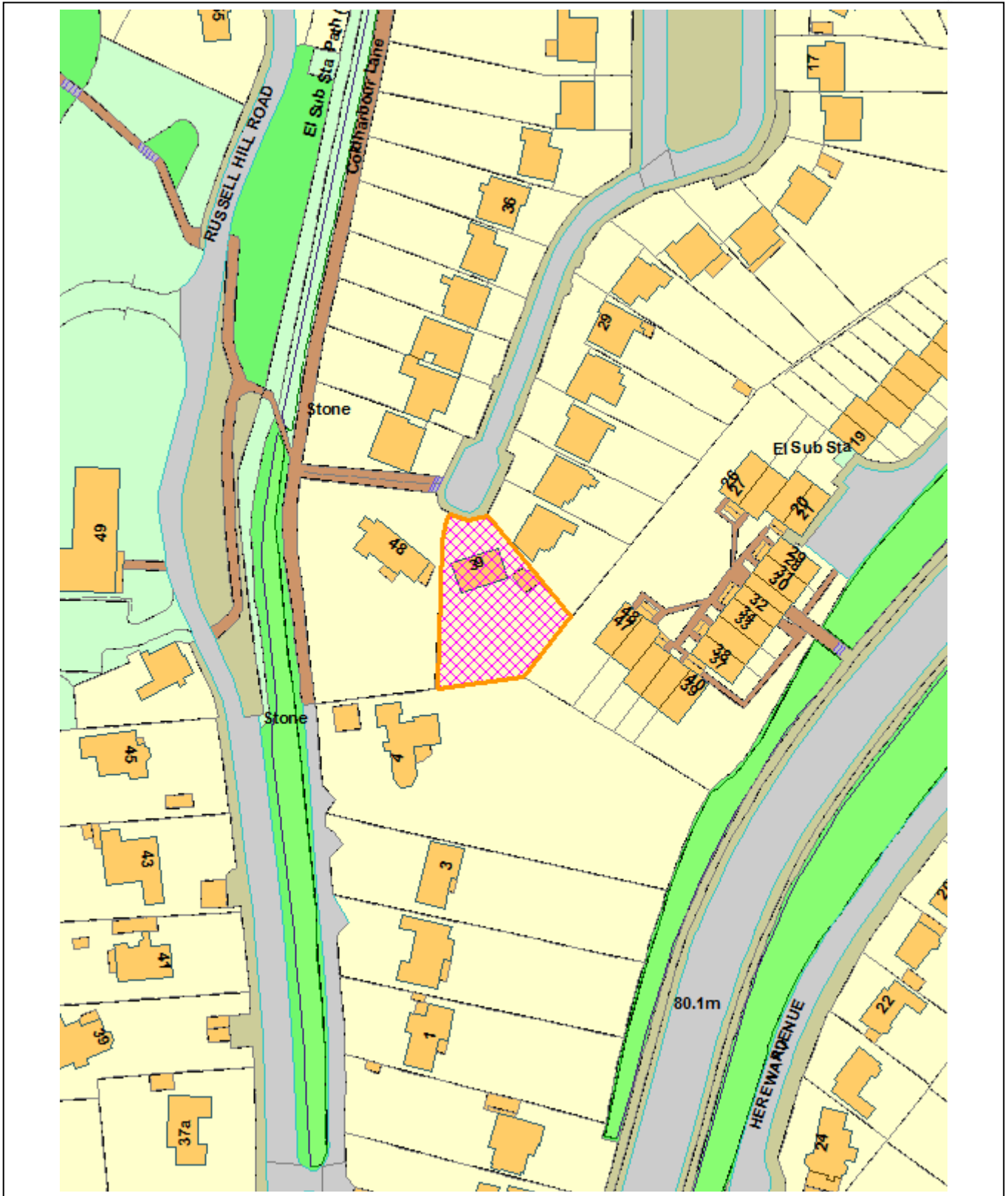
8. BACKGROUND DOCUMENTS

- 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.

This page is intentionally left blank



This page is intentionally left blank

PART 6: Planning Applications for Decision

Item 6.1

1 APPLICATION DETAILS

Ref: 18/03701/FUL
 Location: 39 Russell Green Close, Purley, CR8 2NS
 Ward: Purley and Woodcote
 Description: Demolition of existing dwelling and proposed erection of 2 storey building with lower ground floor and accommodation in roof to provide 9 flats (4 x 1 bed, 3 x 2 bed and 2 x 3 bed) with associated car parking and new crossover, amenity space, refuse and cycle stores.
 Drawing Nos: 24-P-1, 24-P-2, 24-P-3, 24-P-4 (dated 25/9/2018), 24-P-5, 24-P-6, 24-P-8, 24-P-9, 24-P-12, 24-P-13, Planning Design and Access Statement, Transport Technical Note, Preliminary Ecological Appraisal Survey (September 2018), Archaeological Desk Based Assessment (September 2018) and Floodsmart report (April 2018)
 Agent: Sterling Rose
 Case Officer: Georgina Galley

	1B/1P	1B/2P	2B/3P	2B/4P	3B/4P	3B/5P	4B/5P	Total
Existing Provision							1	1
Proposed Residential Mix	0	4	3	0	2	0	0	9

Number of car parking spaces	Number of cycle parking spaces
5 on site car parking spaces	14

1.1 This application is being reported to Committee because the Ward Councillor (Cllr Badsha Quadir) made representations in accordance with the Committee Consideration Criteria and requested committee consideration. Representations made on the application also exceeded thresholds for committee consideration.

2 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:

Conditions

- 1) In accordance with the approved plans
- 2) Samples and details (as appropriate) of materials including window frames
- 3) Tree protection plan to be submitted
- 4) Development to be carried out in accordance with the recommendations of the Preliminary Ecological Appraisal Survey
- 5) No windows other than as shown and those shown in the following elevations at/above first floor level to be obscure glazed:
 - Unit 6 – side kitchen and side bathroom
 - Unit 7 – side kitchen / dining / living room (x2)
 - Unit 8 – side kitchen / dining / living room (x2)
 - Unit 9 – side roof lights to kitchen / dining / living room
- 6) Landscaping scheme including new tree planting (species/size of girth), shrub planting (pot sizes), details of play-space (layout/equipment), SUDs measures, boundary treatments and biodiversity enhancement measures
- 7) Refuse and cycle store to be built prior to occupation
- 8) Provision of on-site car parking – prior to occupation and permanently maintained thereafter
- 9) Submission of the following to be approved: visibility splays, EVCP (including spec and passive provision) and security lighting
- 10) Submission of Construction Logistics Plan/Method Statement
- 11) Carbon dioxide 19% reduction beyond 2013 Building Regulations
- 12) Water use target
- 13) Amendments to crossover/making good of highway to be installed at developer's expense prior to occupation
- 14) Ground floor units to comply with requirements of Part M4(2) accessibility standard
- 15) Commence within 3 years of the date of the permission
- 16) Any other planning condition(s) considered necessary by the Director of Planning & Strategic Transport

Informatives

- 1) Community Infrastructure Levy – Granted
- 2) Highways works to be completed at developer's expense
- 3) Code of Practice on the Control of Noise and Pollution from Construction Sites
- 4) Any other informative(s) considered necessary by the Director of Planning & Strategic Transport

2.3 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.

3 PROPOSAL AND LOCATION DETAILS

Proposal

- 3.1 The applicant seeks full planning permission for demolition of the existing dwelling and proposed erection of 2 storey building with lower ground floor and accommodation in roof to provide 9 flats (4 x 1 bed, 3 x 2 bed and 2 x 3

bed) with associated car parking and new crossover, amenity space, refuse and cycle stores. The development will consist of the following:

- Two storey block with lower ground floor and accommodation in roof comprising of 9 flats in total;
- The accommodation would be split between 2 x 3 bedroom flats on the lower ground floor, 2 x 1 bedroom and 1 x 2 bedroom flats on the ground floor, 2 x 1 bedroom and 1 x 2 bedroom flats on the first floor and 1 x 2 bedroom flat in the roof;
- The 3 bedroom flats on the lower ground floor and the 2 bedroom flat in the roof would have their own private amenity space. A communal garden would be available at the rear for the other flats to share;
- Extension of existing crossover and provision of 5 parking spaces at front of site;
- Provision of cycle storage in rear garden and refuse storage area in front garden.

Site and Surroundings

- 3.2 The application site is located at the southern end of Russell Green Close and comprises of a two storey detached four bedroom dwelling. There is an existing vehicular crossover at the front of the site serving a large driveway and detached garage at the side.
- 3.3 Russell Green Close mainly consists of two storey detached dwellings on good sized plots; however the gardens of 39 and 48 are noticeably larger than the other neighbours due to their positioning at the head of the cul-de-sac.
- 3.4 The site is adjacent to 37 (a detached house) and 48 Russell Green Close (a block of 7 flats) with 4 Coldharbour Lane (a detached house) to the south and the properties at Gilliam Grove (sheltered accommodation) to the south-east. Coldharbour Lane is accessed by a public footpath that runs between 46 and 48 Russell Green Close. The site slopes upwards towards Coldharbour Lane and slopes downwards towards the rear garden.
- 3.5 The site itself is not subject to a TPO; however the trees at 1-48 Gilliam Grove are covered by TPO 24, 1975. The site is located within an Archaeological Priority Area (Tier II) and is in an area at risk of surface water flooding as identified by the Croydon Flood Maps.

Planning History

- 3.6 18/01698/PRE – Pre-application advice sought in relation to the redevelopment of the site for 9 units.

48 Russell Green Close

- 3.7 14/02031/P - Demolition of existing buildings; erection of 4 four bedroom with garages; formation of access road and provision of associated parking – REFUSED AND DISMISSED.

- 3.8 15/02647/P - Demolition of existing building; erection of two storey building with accommodation in roof space comprising 6 two bedroom and 1 three bedroom flats; provision of associated parking - REFUSED AND DISMISSED.
- 3.9 16/00750/P - Demolition of existing building; erection of two storey building with accommodation in roof space comprising 6 two bedroom and 1 one bedroom flats; provision of associated parking - REFUSED AND DISMISSED.
- 3.10 16/03865/P - Demolition of existing building; erection of two storey building with accommodation in roof space comprising 6 two bedroom and 1 one bedroom flats; provision of associated parking and refuse storage – GRANTED AND IMPLEMENTED.

4.0 SUMMARY OF KEY REASONS FOR RECOMMENDATION

- There are no protected land use designations on the site and therefore the principle of development is acceptable;
- The proposal would contribute positively to borough-wide housing targets and would deliver 9 new units (including 2 family sized units);
- The scale and layout of proposed built form is considered to be appropriate for the site, and the traditional design and appearance of the buildings would be in keeping with the surrounding character of the area;
- The orientation and separation distances with the neighbouring properties on either side and to the rear are sufficient to ensure no undue harm to the residential amenities of these properties;
- The development would provide an acceptable standard of living for future residents of the development, with satisfactory internal layouts and amenity space.
- The number of parking spaces proposed is considered acceptable and the Transport Technical Note provided concludes that this is acceptable and any overspill parking can be accommodated on-street;
- Access and turning arrangements for vehicles on site would not impact on the safety or efficiency of the public highway.
- Other matters including flooding, sustainability, trees and landscaping can be appropriately managed through condition.

5 CONSULTATION RESPONSE

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

Historic England - GLAAS (Statutory Consultee)

- 5.2 No further archaeological work is necessary.

6 LOCAL REPRESENTATION

- 6.1 The application has been publicised by way of letters sent to adjoining occupiers of the application site. The number of representations received from neighbours,

local groups etc. in response to notification and publicity of the application were as follows:

No of individual responses: 26 Objecting: 26 Supporting: 0

No of petitions received: 1 objecting (21 signatures)

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:

- Over-development;
- Out of keeping;
- The development looks like a block of flats;
- A 3 storey building would be out of character;
- Car parking at the front would be out of keeping in the road [OFFICER COMMENT: The existing house has a large driveway that is used by at least 3 separate vehicles]
- Overcrowding of the area;
- The road is made up of 3 and 4 bed family houses not flats;
- Mass and style is unacceptable;
- There will be no family homes left and the close will be full of flats;
- Flats will negatively impact the character of the close;
- Lack of amenity space for occupiers;
- Impact from construction traffic blocking the road;
- Residents often unable to park outside their own properties;
- School children are often unable to walk on the pavements due to construction vehicles;
- Noise levels will increase;
- There will be 9 flats on the site, whereas 7 were approved next door and it site is larger;
- Overlooking of neighbours;
- Inadequate refuse storage for flats;
- Damage to trees along the road;
- Obstruction of access for emergency vehicles;
- Most residents in the close own 2+ cars;
- The norm is to have a car or 2 on the drive and one parked in front of the house;
- Impact on safety of children playing in the close;
- Residents have already suffered for the last 2 years with the building works next door at 48;
- This is a family area and the proposed 1 bedroom units would contradict this;
- Increased pollution;
- The road is too narrow;
- The appearance would be at odds with the style of the existing properties and include features previously considered unacceptable at 48;

- The change in levels of the site are not shown on the plans [OFFICER COMMENT: the change in land level is shown on the street scene elevation, elevations and section-through drawings]
- No drainage strategy has been submitted [OFFICER COMMENT: The applicant has submitted a 'Floodsmart' report that concludes that a Sustainable Drainage Strategy (SuDS) is likely to be required for the site. This matter can be dealt with by way of a planning condition]
- Inaccurate plans (position of drive at 48 and roof lights);
- The parking spaces are too close to the building;
- There are no bin enclosures in the front garden for other properties in the close;
- Disruption of building line at end of cul-de-sac – this has been a previous ground of refusal and reason for a dismissal appeal at 48;
- The front of the site will be turned into a car park;
- The proposal would include several dormer windows - this has been a previous ground of refusal and reason for a dismissal appeal at 48;
- Increase in traffic;
- Concerns regarding access for emergency vehicles to the end of the road due to more parked cars on street;
- Increased conflict between drivers, cyclists and pedestrians;
- It is unrealistic for owners to park at the end of the road and walk to their flat;
- There are bats living in the nearby trees [OFFICER COMMENT: The applicant has submitted a Preliminary Ecological Appraisal Survey (September 2018) for the site which has recommended mitigation and enhancement measures. No further surveys are required];
- A tree survey has not been done [OFFICER COMMENT: The Tree Officer has confirmed that a tree survey is not required].

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

- Damage being caused to parked cars [OFFICER COMMENT: This is not a material planning consideration and would be a private matter between the person who as caused the damage and owner of the car involved];
- Devaluation of neighbouring properties [OFFICER COMMENT: This is not a material planning consideration];
- Impact on health due to anxiety and stress for local residents [OFFICER COMMENT: This is not a material planning consideration];
- Construction vehicles constantly block access to residents driveways and park inconveniently [OFFICER COMMENT: This is not a material planning consideration and is a private matter];
- Smells from the bins [OFFICER COMMENT: This is not a material planning consideration]

6.4 Purley and Woodcote Residents Association has objected to the scheme, making the following comments:

- Loss of good 4 bedroom family home;

- Over-development of site;
- Inadequate useable amenity space;
- Lack of a tree survey [OFFICER COMMENT: The Tree Officer has confirmed that a tree survey is not required]
- Inadequate parking for number of flats;
- More detail needed in relation to archaeology [OFFICER COMMENT: A further Archaeological Desk Based Assessment (dated September 2018) was submitted by the applicant and has been reviewed by Historic England]

6.5 Councillor Badsha Quadir has objected to the scheme, making the following representations:

- Parking concerns;
- Out of character
- Already a few blocks of flats in the neighbourhood
- This is a site of archaeological interest [OFFICER COMMENT: A further Archaeological Desk Based Assessment (dated September 2018) was submitted by the applicant and has been reviewed by Historic England]

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 July 2018. 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):

- 3.3 Increasing housing supply
- 3.4 Optimising housing potential

- 3.5 on Quality and design of housing developments
- 3.8 Housing choice
- 3.9 Mixed and balanced communities
- 5.2 Minimising carbon dioxide emissions
- 5.3 Sustainable design and construction
- 5.13 Sustainable drainage
- 6.9 Cycling
- 6.11 Smoothing traffic flow and tackling congestion
- 6.13 on Parking
- 7.2 Designing out crime
- 7.4 on Local Character
- 7.6 on Architecture
- 7.14 Improving air quality
- 7.19 Biodiversity and access to nature
- 7.21 Trees and woodland

Croydon Local Plan 2018 (CLP 2018):

- SP2 on homes
- SP4 on urban design and local character
- SP6 on environment and climate change
- SP8 on transport and communications
- 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 reducing flood risk
- DM27 on biodiversity
- DM28 on trees
- DM29 on promoting sustainable travel and reducing congestion
- DM30 on car and cycle parking in new development
- Applicable place-specific policies

7.4 The relevant Supplementary Planning Guidance is as follows:

- London Housing SPG (March 2016)
- The Nationally Described Space Standards (October 2015)

8 MATERIAL PLANNING CONSIDERATIONS

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

- Principle of development;
- Townscape and visual impact;

- Residential amenity;
- Living conditions of future occupiers;
- Parking and highway safety;
- Flood risk and sustainability;
- Trees and biodiversity;
- Other planning matters.

Principle of development

- 8.2 Local Plan Policy DM1.2 seeks to prevent the loss of small family homes by restricting the net loss of 3 bed units and the loss of units that have a floor area less than 130 sq.m. The existing dwelling has a floor area of 184 sq.m and is a 4 bed house; therefore it is not protected by the retention of small family homes policy and two three-bedroom family units are proposed.
- 8.3 Local Plan Policy SP2.7 sets a strategic target of 30% of all new homes up to 2036 to have 3 beds or more. The policy sets a specific target for major developments, but not minor developments, with the latter considered on a site by site basis. Two of the proposed flats would be 3 bedroom/4 person units; therefore the proposed development would result in a net gain of family accommodation.
- 8.4 The proposed development would create additional residential units that would make a small contribution to the borough achieving its housing targets as set out in the London Plan (2016) and the recently adopted Croydon Local Plan (2018). The proposed development is acceptable in principle subject to a suitable replacement designed building being agreed.

Townscape and Visual Impact

- 8.5 The proposed development would have the appearance of a large 2 storey detached house, similar to the adjacent development at 48. It is noted that the current proposal includes a lower ground floor, which is not the case at 48, but suitably placed planting across the front of the site could effectively screen this part of the proposal from public view. The proposed development would include a simple hipped roof and gable feature and the materials would comprise of a mixture of brickwork, render and tiles. These elements of the scheme are considered acceptable as they would reflect the design characteristics of neighbouring development.
- 8.6 Although the general footprint of the building would be much larger than what currently exists on site, it is considered that there would be adequate space around the building so as to not result in a cramped appearance. The garden area at the site and at 48 are notably bigger than the other neighbouring houses so can clearly accommodate a larger building. Views of the proposed development in the street scene also demonstrate that it would not result in a domineering structure.
- 8.7 The siting of the proposed development and its layout on the plot would differ quite significantly from that of the existing dwelling as it would be positioned

further into the garden. Whilst concerns were raised in the past relating to the 48 Russell Green Close development in relation to the positioning and angle of the development at this site, this was in addition to other concerns regarding the overall design and appearance. This proposal at 48 also had a direct relationship with the adjacent public footpath and Coldharbour Lane where it was visible from the side and rear elevations. The siting of the proposal is considered to make best available use of the site and not result in an unacceptable appearance from the street.

- 8.8 Policy DM10.1 sets out that developments should generally be three storey. The massing of the proposed development has been designed to make the most of the change in land level across the site. Although the building would appear as four storeys at the rear, this includes the accommodation in the roof space which has been designed to be subordinate and not overly prominent. The proposed side and rear dormers are considered acceptable in terms of their design and size. Previous concerns in relation to dormer windows at 48 were due to their siting on the front elevation and the double layer of dormers on the side elevation. It is also noted that there would be a flat roof section to the main roof. Whilst this is not typical of other properties in the street scene, the overall roof design is and the roof would be read from the street as a hipped roof.
- 8.9 Representations have raised concerns in relation to the impact of the proposed development on the character of the area and the resulting change to the existing make-up of family houses by being replaced with small flats. However, character is generally described as the built form and its relationship to its environs and it can change over time and well-designed proposals can have a positive effect on an area and integrate into an existing community. The cumulative impact of both this and the neighbouring scheme would be acceptable.
- 8.10 Representations have also raised concern over the intensification of the site and overdevelopment. The site is in an urban setting (as it is located within 800 metres walking distance of Purley District Centre) with a PTAL rating of 1B and as such the London Plan indicates that the density levels ranges of 150-250 habitable rooms per hectare (hr/ha). The proposal would be in excess of this range at 331 hr/ha. However, the London Plan further indicates that it is not appropriate to apply these ranges mechanistically, as the density ranges are broad, to enable account to be taken of other factors relevant to optimising potential – such as local context, design and transport capacity. These considerations have been satisfactorily addressed, and the London Plan provides sufficient flexibility for such higher density schemes to be supported.
- 8.11 The development would comply with policy objectives in terms of respecting local character. Conditions are recommended in relation to sample materials, hard/soft landscaping (including SUDs) and boundary screening.

Impact on Neighbouring Residential Amenity

- 8.12 The properties that would be most affected by the development would be the immediate neighbours, 37 and 48, and those adjoining towards the rear, 4 Coldharbour Lane and 47 and 48 Gilliam Grove.

37 Russell Green Close

- 8.13 This property is located to the northeast of the site and the rear elevation splays away from the site. The side elevation of 37 nearest to the site does not contain any windows. Whilst the proposed development would result in a more dominant structure when viewed from the rear garden of this house, the orientation of the buildings in relation to each other and the separation distance would be acceptable impact in terms of daylight/sunlight and outlook.
- 8.14 At first floor level there would be 2 new windows that would face towards 37. It is recommended that these windows be obscure glazed as they either serve non-habitable rooms or act as secondary windows. Whilst there would also be 2 side roof lights to bedroom 2 of flat 9 that face towards 37, these windows would be angled upwards towards the sky and the overall harm would be acceptable.

48 Russell Green Close

- 8.15 Planning application ref. 16/03865/P was approved at this site in 2016 for 7 flats. This development is currently under construction. Given the separation distance to the flank wall of this development and its orientation in relation to the site, it is considered that the overall impact on the future occupiers would be limited in terms of daylight/sunlight, outlook and overlooking.
- 8.16 At first floor level there would be 4 new windows that would face towards the communal garden area of 48. It is recommended that these windows be obscure glazed as they all act as secondary windows. Whilst a side dormer is proposed in the roof area that would face towards 48, this window would mostly be directed over the car park and far end of the communal garden; therefore the overall impact would be acceptable.

4 Coldharbour Lane

- 8.17 This property is located to the south of the site and on lower land. There would not be any impact in terms of daylight/sunlight for the existing occupiers and, given the orientation of the house and the existing trees that would be retained along the shared boundary as well as new planting, the proposed development would also not result in any undue harm from loss of outlook.
- 8.18 Although it is noted that there would be more windows on the rear elevation of the proposed development than what currently exists at the site, the overall number is not considered to be excessive and could easily be achieved at the existing house through a proposed side extension and roof extension. Additionally, a separation distance of approximately 14m to the rear corner of this house would be maintained.

47 and 48 Gilliam Grove

- 8.19 The proposed development would be positioned closer to the shared boundary with Gilliam Grove. However, the retention of the existing boundary trees

adjacent to these properties together with a separation distance of approximately 14m, would result in an acceptable form of development.

- 8.20 Taking into account all factors, officers are satisfied that the relationship with all of the adjoining occupiers is acceptable.

The standard of accommodation for future occupiers

- 8.21 The proposal would comply with internal dimensions and minimum floor areas required by the Nationally Described Space Standards. All units would have a dual aspects. In terms of layout, each unit would benefit from an open plan kitchen / living / dining area.
- 8.22 The units on the lower ground would have rooms at the front served by lightwell only. Given the orientation to the north, these rooms are unlikely to have good quality outlook. The units as a whole however have good outlook, with living rooms at the rear looking south. As the rooms at the front are bedrooms, this is on balance considered to be acceptable.
- 8.23 The second bedroom for Flat 9 would be served by roof lights only. Whilst this would not be ideal in terms of outlook, the main open plan kitchen / living / dining area and master bedroom would have outward facing windows.
- 8.24 The 3 bed family units on the lower ground floor would have their own private rear gardens and the 2 bed flat in the roof area would have access to two small balconies. Whilst several units would not have their own private amenity space, all of the flats would be able to access the communal garden with an allocated play space (to be conditioned) from the communal hallway. The level of outdoor space would be less than the other detached houses in the close; however it is still considered acceptable as approximately 80m² would be provided.
- 8.25 It is considered that the proposal would result in a good standard of accommodation for future occupiers of the development. In regards to accessibility, London Plan Policy 3.8 'Housing Choice' requires 90% of dwellings to meet M4(2) 'accessible and adaptable dwellings' Building Regulations requirement, with the remaining 10% required to meet M4(3) 'wheelchair user dwellings'. The key issue in ensuring that M4(2) can be achieved within a development is to ensure, at the planning application stage, that the units can reasonably achieve level access. If level access cannot be reasonably achieved, then the units cannot be required to meet the M4(2) Building Regulations.
- 8.26 The applicant has confirmed that all ground floor units would meet the M4(2) Building Regulations and this should be secured by way of a condition. The applicant has confirmed that first and second floor units would not be M4(2) compliant as the scheme does not include a lift. The London Plan (2016) recognises that securing level access in buildings of four storeys or less can be difficult and that consideration should also be given to viability and impact on ongoing service charges for residents.

8.27 It is considered that the proposals would result in a good standard of accommodation for future occupiers of the development.

Parking and highways

8.28 The site has a PTAL rating of 1B which indicates poor accessibility to public transport. However, the site is within reasonable walking distance of Purley District Centre with its numerous bus stops and train station via the nearby footpath that connects the site to Coldhabour Lane. There are no on-street parking restrictions in Russell Green Close.

8.29 Five parking spaces are proposed for the 9 flats, with 3 to be used as shared spaces and 2 to be allocated for the family units. The applicant has provided a Transport Technical Note justifying this provision and taking into account capacity in surrounding streets. This document concludes that the demand for the proposed development would be likely to be 6 spaces and would potentially lead to an overspill of 1 car; however this could be accommodated on-street following the results of a parking survey, including taking into account the impact of the adjacent scheme. The findings of this report are considered acceptable.

8.30 The existing crossover at the site would need to be amended. A planning condition is recommended in relation to visibility splays.

8.31 The locations of the cycle store and refuse store is acceptable. The cycle store would be located in the rear garden and would be accessible from the front of the site via a lockable side gate. The cycle store would be secure and would have space for 14 bikes, which complies with London Plan standards. The bin store would be at the front of the site within dragging distance of the main vehicle entrance. The bins would be within an enclosed area that would be surrounded by planting to screen the structure.

8.32 A Construction Logistics Plan and Method Statement will be required through condition to ensure that building work does not undermine the safety and efficiency of the highway.

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

Trees and biodiversity

8.34 The site itself is not subject to a TPO; however the trees at 1-48 Gilliam Grove are covered by TPO 24, 1975. The applicant has confirmed that the trees at the rear of the site would be retained and new planting is also proposed at the front and rear. Conditions are recommended in relation to the retention of the specified trees at the rear as well as a tree protection plan (to ensure the trees at the rear are adequately protected during construction) and a hard/soft landscaping scheme.

8.35 The applicant has provided a Preliminary Ecological Appraisal Survey (dated September 2018) following representations from a local resident in relation to bats. The report recommends mitigation and enhancements measures be carried

out on site as part of the proposed development, which can be adequately dealt with by way of a condition. No further surveys were required to be completed.

Flood risk

- 8.36 The site lies within an area at risk of surface water flooding. The applicant has submitted a Flood Risk Assessment which recommends for a SUDs Strategy to be submitted. This matter can be adequately dealt with by way of a condition through the incorporation of SUDs techniques.

Archaeology

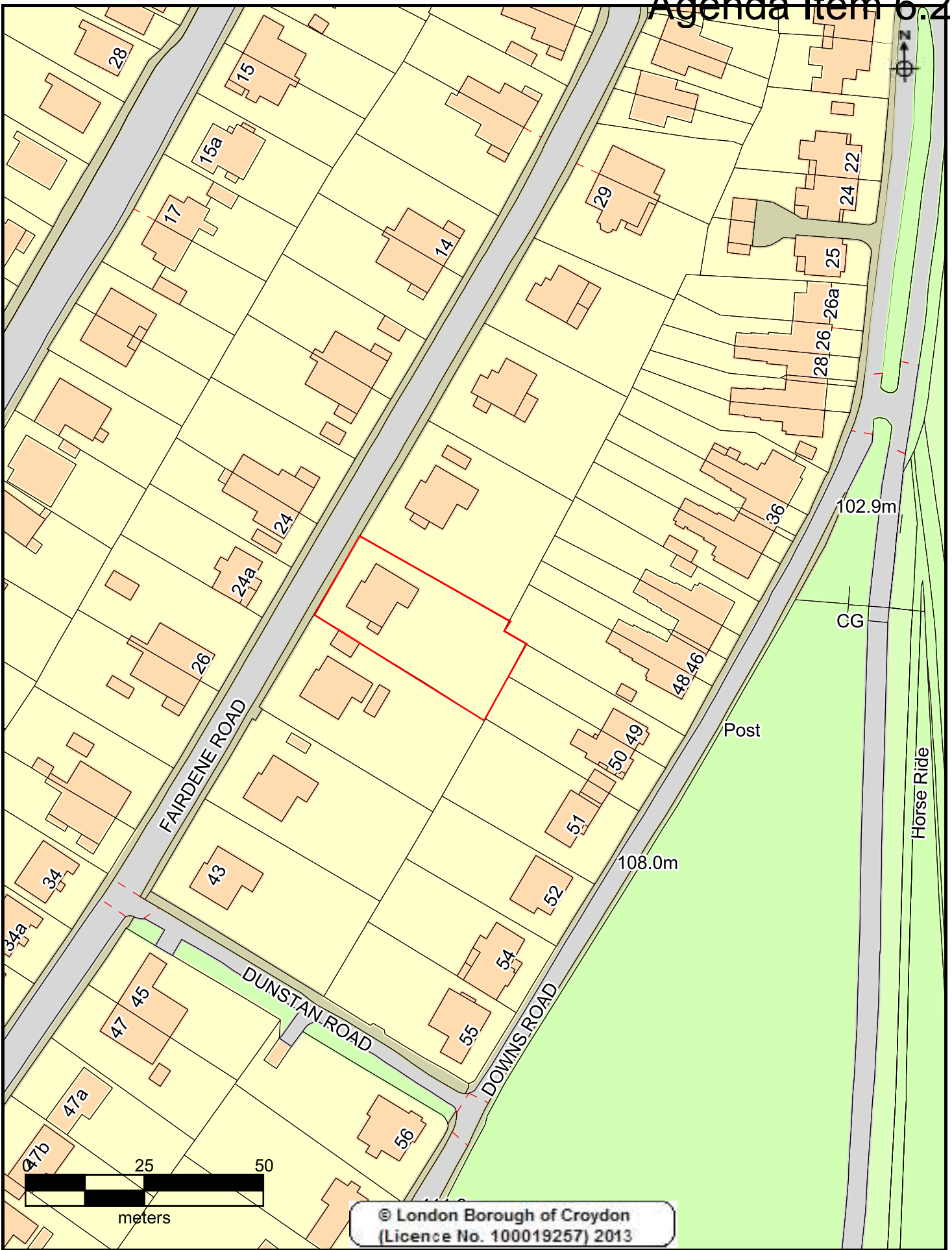
- 8.37 The site lies in an Archaeological Priority Area (Tier II). The applicant has submitted an Archaeological Desk Based Assessment (dated September 2018). Historic England have reviewed the document and confirmed that no further surveys are required at the site.

Other planning matters

- 8.38 Conditions are recommended in relation to carbon emissions and water use targets for the development.
- 8.39 The development would be CIL liable. This would contribute to meeting the need for physical and social infrastructure, including education and healthcare facilities.

Conclusions

- 8.40 Taking all of the above planning considerations into account, it is recommended that planning permission should be granted.
- 8.41 All other relevant policies and considerations, including equalities, have been taken into account. Planning permission should be granted given the reasons set out above. The details of the decision are set out in the RECOMMENDATION.



This page is intentionally left blank

PART 6: Planning Applications for Decision

Item 6.2

1 APPLICATION DETAILS

Ref: 18/03074/FUL
 Location: 37 Fairdene Road, Coulsdon, CR5 1RD
 Ward: Coulsdon Town
 Description: Erection of a two storey side and rear extension and two rear dormers, as well as alterations to the existing internal layout to provide a total of five residential flats with on-site car parking, including a new vehicle crossover (amended plans and description).
 Drawing Nos: FA137/1 Rev 5; FA137/2 Rev 4; Letter prepared by Frank Knight dated 26 June 2018; Design and Access Statement.
 Agent: Mr Frank Knight
 Case Officer: Rachel Gardner

	Studio	1 bed	2 bed	3 bed	Total
Existing Provision	-	-	2 (four person)	-	2
Proposed Provision	-	3	2 (four person)	-	5

	Number of car parking spaces	Number of cycle parking spaces
Existing Provision	0	0
Proposed Provision	3	7 (by condition)

1.1 This application is being reported to Committee because objections above the threshold for Committee consideration have been received.

2 RECOMMENDATION

2.1 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) Commence within 3 years of the date of the permission
- 2) The development shall be carried out wholly in accordance with the approved plans and documents except where specified by conditions
- 3) Visibility splay, detailed parking design and swept paths details to be submitted and approved

- 4) Landscaping scheme including replanting of 1 tree, boundary treatments, defensible spaces around ground floor windows, retaining walls, permeable materials of driveway and maintenance strategy to be submitted and approved
- 5) Details to be supplied for: boundary treatments/ private amenity space treatments/ balcony including screening/ retaining walls/ child play space/ lighting/ floor levels
- 6) Refuse store details (notwithstanding submitted plans) – location, size, presentation point, capacity, materials
- 7) Cycle store details (notwithstanding submitted plans) – materials, size, location, accommodate 7 cycles
- 8) Materials to match existing
- 9) New windows within south-western elevation are to be obscurely glazed
- 10) No additional windows or glazed doors in the south-western elevation.
- 11) To be provided as specified prior to occupation: Parking spaces, refuse and cycle stores, child play space.
- 12) Submission of Construction Logistics Plan/Method Statement
- 13) Provision of M4(2) and M4(3)
- 14) Water usage
- 15) Any other planning condition(s) considered necessary by the Director of Planning & Strategic Transport

Informatives

- 1) CIL
- 2) Code of Practice on the Control of Noise and Pollution from Construction Sites
- 3) Refuse bin requirements
- 4) Any other informative(s) considered necessary by the Director of Planning & Strategic Transport

2.2 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.

3 PROPOSAL AND LOCATION DETAILS

Proposal

3.1 The applicant seeks full planning permission for the following:

- Erection of a 2-storey side and rear extension, and a dormer roof extension to the rear roof slope
- Conversion of the property from 2 x 2-bed flats to provide 5 flats, including 3 x 1 bed and 2 x 2 bed flats.
- New vehicle crossover and provision of 3 on-site car parking spaces
- Construction of a cycle store accommodating 5 cycles
- Provision of refuse store
- Removal of 1 tree.

- 3.2 The proposal has been amended twice during the course of the application. The first set of amendments reduced the number of parking spaces and removed a vehicular crossover. The second amendment adding private amenity space and amended internal unit sizes.
- 3.3 It is noted that planning permission (ref: 13/00693/P) for a very similar proposal was granted by the local authority on 1st May 2013. Details of this are included in the planning history section of this report.

Site and Surroundings

- 3.4 The application site is a detached property comprising 2 x 2 bed flats on the south-eastern side of Fairdene Road in Coulsdon and the front elevation can be seen in image 1. The surrounding area is predominately residential, although there are public gardens and parks in close proximity to the site. The existing site does not benefit from any on-site car parking.
- 3.5 Fairdene Road is predominately characterised by two storey semi-detached and detached properties with pitched roofs and a mixture of face brick, shingles and white/ crème painted properties. The subject property accords with the general characteristics of the street.
- 3.6 The site has a public transport accessibility level (PTAL) of 2 which indicates poor access to public transport. However, it is noted that the site is located approximately 350m walking distance from Coulsdon South train station and within 500m walking distance from bus stops servicing routes 60, 404 and N68. The location of the site and the surrounding context can be seen in image 2.



Image 1: Front elevation of the existing building



Image 2: Context of the site

Planning History

- 3.7 13/00693/P – Permission granted 01.05.2013

Erection of two storey side/rear extension and dormer extension in rear roof slope, to provide a total of 3 two bedroom and 2 one bedroom flats; provision of parking areas

- 3.8 This planning permission is identical to the subject application except that it involved 2 new vehicle crossovers to the property, and provision of 5 on-site car parking spaces. This planning permission has now lapsed however, it is a material planning consideration. The subject application proposes only 1 new vehicle crossover and 3 on-site car parking spaces as well as private amenity space. It is noted that the massing and appearance of the proposed 2-storey side and rear extension and rear dormer extension, as well as the number of resultant flats remains unchanged from the previously approved scheme.

- 3.9 12/02814/P – Permission refused 05.12.2012

Erection of two storey side/rear extension to provide a total of 3 two bedroom and 2 one bedroom flats

Reasons for refusal:

1. The development would detract from the appearance of the building and be detrimental to the amenities of the street scene by reason of dominance, siting and design and would thereby conflict with Policies SP3, UD2, UD3 and UD15 of the Croydon Replacement Unitary Development Plan (The Croydon Plan) 2006 Saved Policies and Supplementary Planning Document No 2 on Residential Extensions and Alterations, Policies 7.4 and 7.6 of the London Plan 2011.
 2. The development would result in sub-standard accommodation by reason of inadequate floor areas and would thereby conflict with Policy H7 of the Croydon Replacement Unitary Development Plan (The Croydon Plan) 2006 Saved Policies and Policies 3.5B&C of the London Plan (July 2011) and the London Housing Design Guide Interim Edition (August 2010)
- 3.10 This refused scheme also involved a 2-storey side extension but this was not considered acceptable as it was not subordinate and units were undersized.

4 SUMMARY OF KEY REASONS FOR RECOMMENDATION

- Planning permission 13/00693/P was granted for a very similar proposal on the site and the principle of development is therefore acceptable. Please see section 3.7 for a summary of the proposed changes.
- The proposal would contribute positively to borough-wide housing targets and would deliver 3 additional new units
- The scale and layout of proposed extension is considered to be subordinate to the host building and will not detract from the character of the surrounding area.
- The orientation and separation distances with the neighbouring properties on Fairdene Road are sufficient to ensure no undue harm to the residential amenities of the neighbouring properties.
- The development would provide an acceptable standard of living for future residents of the development, with satisfactory internal layouts and amenity space.
- The number of parking spaces proposed are suitable for the additional accommodation given the PTAL rating and distance to a train station and bus stops.
- Access and turning arrangements for vehicles would not impact on the safety or efficiency of the public highway, subject to additional information required by condition.

5 LOCAL REPRESENTATION

- 5.1 The application has been publicised by way of 22 letters sent to adjoining occupiers of the application site. During the course of the assessment of the

application, amended plans were received from the applicant. The first set of amendments were re-notified to residents however the second were not considered to give rise to any issues likely to result in further representations.

5.2 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: 14 Objecting: 13 Neutral: 1

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

- Parking to the rear is not characteristic of the surrounding area
- Extensions are over development and not in keeping with the surrounding area
- A substantial boundary retaining wall would be required
- Proposed refuse store has a low quality appearance and has insufficient capacity
- Loss of vegetation including 2 trees and hedging
- Loss of wildlife
- Insufficient waste provision
- Loss of permeable areas
- Insufficient space between the building and side boundary for vehicle and pedestrian access
- Flatted development is out of character with the surrounding area
- Overlooking and loss of privacy to properties on opposite side of Fairdene Road
- Disturbance from vehicle access down side of the property
- Traffic and parking implications including further congestion of the street, loss of on-street parking space and increased pressure on on-street parking spaces

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

- Houses sell better than flats in the area
- Increased demand on utilities

5.5 East Couldson Residents Associated raised representations stating:

- Design is in-keeping with surrounding area
- Need for smaller homes
- On-site parking should be increased
- Good bin store location however capacity appears undersized
- Removal of a healthy tree however it does not have a TPO

6 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 Consolidated London Plan 2015, the Croydon Local Plan 2018 (CLP) and the South London Waste Plan 2012.
- 6.2 Government Guidance is contained in the National Planning Policy Framework (NPPF), issued in July 2018. 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
- 6.3 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 on Quality and design of housing developments
- 3.8 Housing choice
- 3.9 Mixed and balanced communities
- 5.3 Sustainable design and construction
- 5.13 Sustainable drainage
- 6.9 Cycling
- 6.11 Smoothing traffic flow and tackling congestion
- 6.13 on Parking
- 7.2 Designing out crime
- 7.4 on Local character
- 7.6 on Architecture
- 7.14 Improving air quality
- 7.19 Biodiversity and access to nature
- 7.21 Trees and woodland

Croydon Local Plan 2018 (CLP 2018):

- SP2 on homes
- SP4 on urban design and local character
- SP6 on environment and climate change

- SP8 on transport and communications
- 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
- DM25 on sustainable drainage systems and reducing flood risk
- DM28 on trees
- DM29 on promoting sustainable travel and reducing congestion
- DM30 on car and cycle parking in new development
- DM37 Coulsdon

6.4 The relevant Supplementary Planning Guidance is as follows:

- London Housing SPG (March 2016)
- The Nationally Described Space Standards (October 2015)

7 MATERIAL PLANNING CONSIDERATIONS

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

- Principle of development;
- Townscape and visual impact;
- Residential amenity;
- Living conditions of future occupiers;
- Parking and highway safety;
- Flood risk and sustainability;
- Trees and biodiversity;
- Other planning matters

Principle of development

7.2 The appropriate use of land is a material consideration to ensure that opportunities for development are recognised and housing supply optimised. The application site currently comprises a detached building which comprises 2 residential flats. Therefore the principle of flats on the site has already been established.

7.3 Planning permission has previously been granted (ref: 13/00693/P) by the local authority for the conversion of the property into 5 flats, and therefore the principle of intensification of the existing residential use on the site has already been established.

7.4 Therefore, the principle of the conversion of the existing property from 2 flats to 5 flats is acceptable, subject to a consideration of other material impacts. It should be noted that the existing property does not comprise any family sized

units and therefore there is no requirement to provide any family sized units in the proposed scheme.

Townscape and Visual Impact

- 7.5 The proposal retains the existing building on site which is considered to be in accordance with the general character of the surrounding street scene. The design and massing of the proposed 2-storey side and rear extension and the rear dormer extension remains unchanged from what was approved in the previous planning permission (Ref: 13/00693/P).
- 7.6 The proposed 2-storey side extension would appear subordinate to the host dwelling as it is setback from the front building lines, set down from the existing ridge, and comprises windows of similar design and proportions design to the existing windows on the host building. The applicant has also stated that the extension would be finished in materials to match the host building which is considered to be suitable and would be secured by condition.
- 7.7 Furthermore, the proposed side and rear extension retains a 2.8 metre setback to the south-western side boundary which preserves the sense of spaciousness between the properties.
- 7.8 The proposed 2-storey rear extension would be acceptable in this instance as it infills a relatively small portion at the rear of the building, its roof form would be incorporated in the roof form of the overall building, and it would comprise windows which are of similar design and proportions to the host building. Matching materials would also be secured by condition.
- 7.9 The proposed rear dormer extensions would be subordinate to the rear roof form as they are setback from the eaves, ridge and sides and would retain a large portion of the rear pitched roof form.
- 7.10 The appearance and materials of the rear balcony would be secured by condition.
- 7.11 It is acknowledged that on-site car parking areas on surrounding properties are predominately to the front and side of the dwellings. However policy DM10 of CLP2018 states that they can be provided to the rear where suitably integrated. A new vehicle access is proposed to the north-eastern side of the building with car parking to the rear, this is considered acceptable as it maximises the amount of soft landscaping which is retained within the front yard. This would soften the appearance of the existing building and proposed extension within the street scene.
- 7.12 A tree within the northern corner of the site, along the front boundary is proposed to be removed and the acceptability of this was established in the previously approved scheme ref: 13/00693/P. It is considered suitable to impose a condition requiring a landscaping scheme to mitigate any loss should be submitted to and approved by the local authority in order to maximise good quality soft landscaping across the site, including the re-planting of one tree, as

well as incorporating details of boundary treatments, retaining walls and permeable paving.

- 7.13 The submitted plans have shown a cycle and refuse store to be located within the rear garden. The general location of these are considered acceptable as they will not be visible within the street scene. However, notwithstanding the submitted drawings, further details would be secured by condition the exact location, size and materials of these. It is considered suitable that level access be provided between the street frontage and these stores to maximise accessibility and usage. Further details on the capacity of these stores will be discussed in the parking and highways section of this report.

Impact on Neighbouring Residential Amenity

- 7.14 The proposal retains the existing side setback to the north-eastern side boundary and no new windows are proposed to the side elevation facing this property. Therefore no additional amenity impacts are anticipated to No. 35 Fairdene Road.
- 7.15 In relation to the south-western adjoining neighbour No. 39 Fairdene Road, the proposed 2-storey side and rear extension is not anticipated to result in any unreasonable loss of light, or overbearing appearance given the relationship and orientation of the sites, and that the extension would be adequately setback from the dwelling on the neighbouring site. The extension would maintain an approximate 1.8 metre setback to the shared boundary and the dwelling on No. 39 is setback approximately 6 metres from the shared boundary. The only side facing windows are from bathrooms, nevertheless it is considered suitable to incorporate a condition requiring these to be obscurely glazed.
- 7.16 Objections have been received in relation to the loss of privacy to the properties located on the opposite site of Fairdene Road. No additional loss of privacy is anticipated given that there are existing ground and first floor windows on the front elevation of the host dwelling and the proposed new windows will be setback from these and there is a substantial separation between the properties either side of Fairdene Road. Furthermore, the impact on the neighbouring amenity has previously been found acceptable given that permission has previously been approved at the site for a similar type development.
- 7.17 The proposed first floor rear balcony is not anticipated to result in any loss of privacy to the neighbouring properties given the generous setbacks to the neighbouring properties and provision of existing first floor level rear windows. However, it is considered that south-western side facing screening of this balcony can be secured by condition.
- 7.18 The proposed development is likely to generate additional comings and goings to/ from the site however, the additional noise levels associated with this is not anticipated to be beyond what would be expected within residential areas. An objector has raised concern to the noise generated from driveway between the subject building and the adjoining property. Officers expect any noise from this to be intermittent given the level of parking and not above noise levels expected for a typical residential property.

7.19 It is noted that the during the construction phases of the development that the neighbours may be subject to additional noise and disturbance. However, these impacts are anticipated to be short term only and these matters can be controlled through environmental health legislation. Nevertheless, it is considered prudent to impose a condition requiring a construction management plan which amongst other things, should incorporate details of how impacts to neighbouring properties will be minimised during this phase of development.

The standard of accommodation for future occupiers

7.20 The proposal would comply with internal dimensions and minimum floor area required by the Nationally Described Space Standards. All units are dual aspects with adequate outlook. The proposed floor to ceiling heights comply with the required standards.

7.21 A large communal amenity space would be provided at the rear and this is capable of providing policy compliant child play spaces and this would be secured by condition.

7.22 Private amenity spaces are provided for flats A and D and these are policy compliant. Whilst three of the flats do not have private amenity space it is considered on balance that this acceptable. This is given that all of the flats meet the minimum internal space requirements, the site constraints from retaining the existing building, the existing flats do not benefit from private amenity space, the provision of communal amenity space at the rear, and the amount of open space located within walking distance to the site. Additionally, the London Housing SPG recommends that a flexible approach is taken to conversion of existing buildings.

7.23 Details of boundary treatments, hard and soft landscaping and child play spaces areas would be secured by condition. It would be expected that defensible spaces be provided around ground floor windows, especially where adjacent to the parking area, preferably through landscaping. The rear communal amenity area is capable of accommodating policy compliant child play spaces.

7.24 London Plan states that developments of four stories or less require disabled unit provisions to be applied flexibly to ensure that the development is deliverable. The proposal appears capable of providing M4(3) units at ground floor due to the proposed front ramp proposed, and the upper level flats as M4(2). This is considered acceptable given the constraints of the site in the conversion of an existing building and a ramp has been provided to improve the current situation.

7.25 On balance, it is therefore considered that the proposal would result in a good standard of accommodation for future occupiers of the development.

Parking and highways

7.26 The site has a PTAL rating of 2 which indicates poor accessibility to public transport. However, the site is in a relatively sustainable location in terms of

transport as the site is within a 350m walking distance to Coulsdon South train station and within 500m walking distance from bus stops servicing routes 60, 404 and N68. The northern end of Fairdene Road is within a controlled parking zone.

- 7.27 The existing property comprises 2 x 2 bed residential flats however, no on-site parking spaces are provided. The proposed development would result in an additional 3 residential flats on the site, all of which contain single bedrooms. For the additional flats, the London Plan standards would permit up to 3 on-site car parking spaces to be provided.
- 7.28 Overall, 3 on-site parking spaces for 5 residential flats is considered acceptable given the London Plan standards are a maximum provision and the relatively close proximity of a train station and local bus routes.
- 7.29 The revised scheme involves one new vehicle crossover, and the provision of 3 on-site car parking spaces. The on-site parking provision is in accordance with the London Plan requirements and this is considered to be acceptable and an improvement from the existing situation.
- 7.30 It is considered that the subject proposal is an improvement from the previously approved scheme ref: 13/00693/P as amongst other matters, it removes only one on-street parking space, as opposed to two.
- 7.31 Whilst the proposal would result in the loss of one on-street parking space due to the proposed vehicle crossover, on balance this is considered to be acceptable given that there is no existing vehicle crossover to the property and 3 on-site parking spaces would be provided.
- 7.32 Visibility splays can be achieved and a plan showing this is to be secured by condition and will be retained for the lifetime of the development. It is also considered prudent to require swept path diagrams to demonstrate that vehicles can adequately turn within the site and enter and exit the site in a forward gear as well as the detailed design of the parking area, taking landscaping into account
- 7.33 The existing flats on the site do not benefit from any designated cycle parking. The submitted plans have included a cycle store within the rear yard which will accommodate 5 cycles and an example image of this store has been provided. The specified cycle store does not appear to be suitable as it is not enclosed nor secure so therefore further details of the cycle store can be secured via condition. These details would be notwithstanding the submitted plans, and the cycle stores are to have level access to the street, be constructed of robust materials and be enclosed and secure. Furthermore, the London Plan requires a minimum 7 cycle parking spaces to be provided for the resultant units and this would also be secured by condition.
- 7.34 A Construction Logistics Plan and Method Statement will be required through condition to ensure that building works do not undermine the safety and efficiency of the surrounding highways.

- 7.35 For the resultant 5 residential units on the site, the Waste and Recycling in Planning Document dated August 2015 specifies that a minimum of 620L of waste storage would be required to be accommodated on the site. Furthermore, the bins should be located within 20 metres from the street. Officers have no objection to the positioning of the bin store to the rear of the site, as this would screen them from the street and there is adequate space at the rear to accommodate suitably sized bin stores but a presentation point is likely to be required. It is therefore recommended that a condition be imposed requiring further details of the refuse stores to be submitted to and approved by the local authority. This would be notwithstanding the approved drawings, and the details should demonstrate a reasonable pulling distance, level access to the street and that adequate bin capacity for the flats can be provided within the bin store.

Trees and biodiversity

- 7.36 The proposal involves the removal of one tree within the northern corner of the site along the front boundary in order to accommodate the new vehicle crossover and driveway. This tree is not protected by a Tree Preservation Order (TPO) and planning permission ref: 13/00693/P has already established that the removal of tree is acceptable.
- 7.37 The extent of retained soft landscaping on the site is considered acceptable and a full hard/soft landscaping scheme, including details of retaining walls, retention of existing hedges, re-planting of 1 new tree and details of permeable materials for the driveway and car parking area would be secured by condition.
- 7.38 Objections have been received in relation to loss of wildlife as a result of the proposed development. The subject site is not designated as a Site of Nature Conservation Importance and the proposal retains a generous area which is not built upon. Therefore, officers have no concern in this regard.

Flood risk

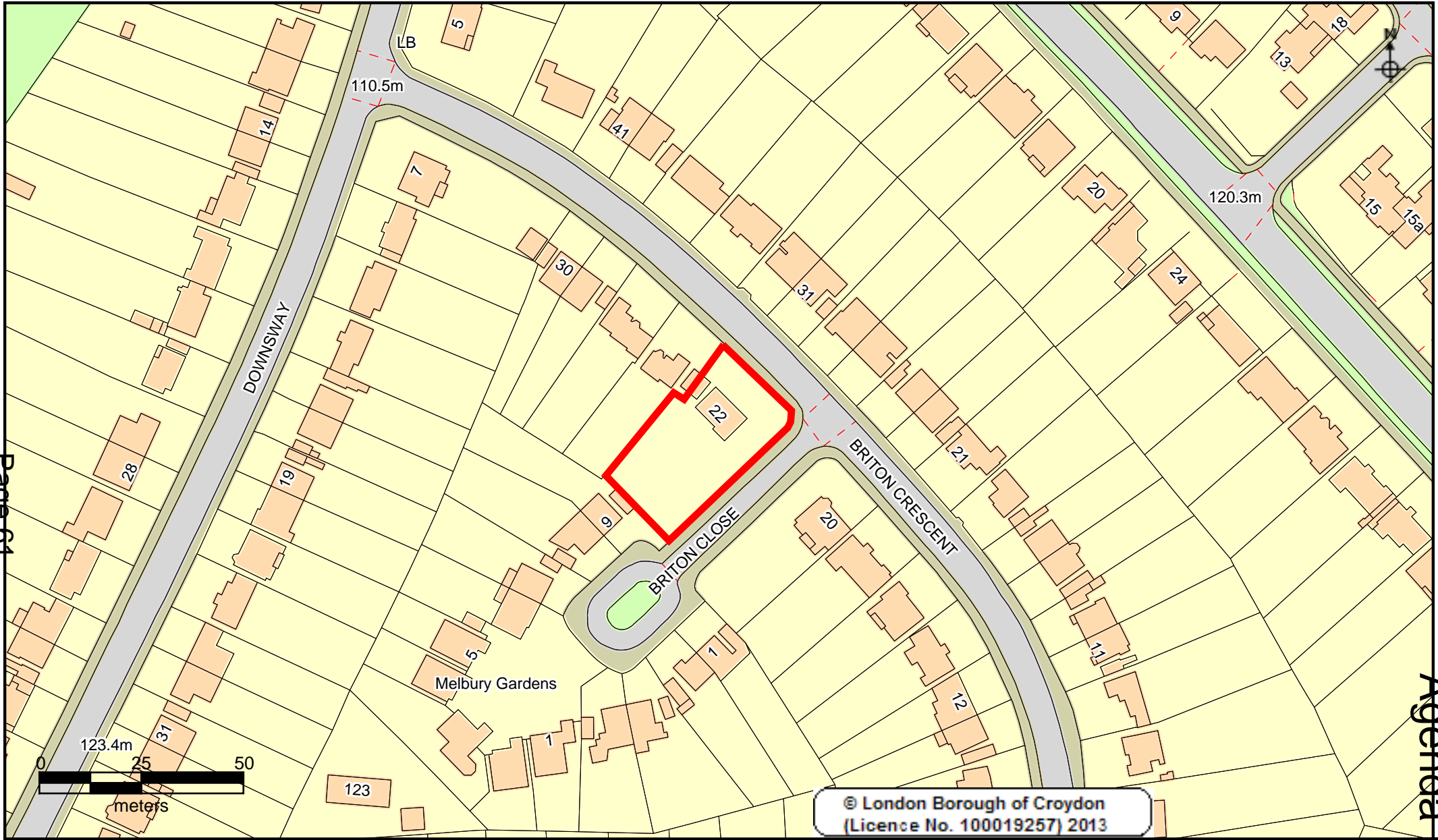
- 7.39 The application lies within a surface water critical drainage area. The applicant has confirmed that the floor levels of the proposed extension will be the same as the existing dwelling and the ground floor is currently 300mm above the external ground level. Furthermore, the applicant has confirmed that new paving will be permeable and this would be secured by condition.
- 7.40 Given that the proposed building works involve an extension to the host building, and that new hard surfacing will be secured as permeable, the proposed development is not anticipated to result in adverse impact to the surrounding drainage area.

Other planning matters

- 7.41 Representations have raised concerns that local schools and other services will be unable to cope with additional families moving into the area. The development will be liable for a charge under the Community Infrastructure Levy (CIL). This payment will contribute to delivering infrastructure to support the development of the area, such as local schools.

8. Conclusions

- 8.1 Taking all of the above planning considerations into account, it is recommended that planning permission should be granted.
- 8.2 All other relevant policies and considerations, including equalities, have been taken into account. Planning permission should be granted subject to conditions for the reasons set out above. The details of the decision are set out in the RECOMMENDATION.



This page is intentionally left blank

PART 6: Planning Applications for Decision

Item 6.3

1.0 SUMMARY OF APPLICATION DETAILS

Ref: 18/04026/FUL
 Location: 22 Briton Crescent, South Croydon
 Ward: Sanderstead
 Description: Demolition of the existing dwelling and erection of a three storey development for nine apartments with associated access, nine off-street parking spaces, cycle storage and refuse store.
 Drawing Nos: CX05-S1-101B; CX05-S1-102; CX05-S1-103B; CX05-S1-104A; CX05-S1-105A; CX05-S1-106A; CX05-S1-107; CX05-S1-108; CX05-S1-109A; CX05-S1-110; CX05-S1-111A; CX05-S1-112B; CX05-S1-113A; CX05-S1-114; CX05-S1-116; CX05-S1-117; CX05-S1-118A and CX05-S1-119
 Applicant: Mr Gerasimos Stamatelatos (Aventier Ltd)
 Agent: N/A
 Case Officer: Robert Naylor

	studio	1 bed	2 bed	3 bed	4 bed
Units	0	0	4 (3 person) 3 (4 person)	1 (4 person)	0
Total	0	0	8	1	0

All units are proposed for private sale

Number of car parking spaces	Number of cycle parking spaces
9 (including one disabled space)	18

1.1 This application is being reported to committee because the ward councillor Lynne Hale have made representations in accordance with the Committee Consideration Criteria and requested committee consideration and representations, including a petition, 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. Development to be carried out in accordance with the approved drawings
- 2. Materials to be submitted
- 3. Details of Refuse/Cycles/Boundary/EVCP
- 4. Hard and soft landscaping
- 5. Construction Logistics Plan to be submitted

6. Car parking provided as specified
7. No additional windows in the flank elevations
8. 19% Carbon reduction
9. 110 litre Water usage
10. Permeable forecourt material
11. Trees - Accordance with the Arboricultural Report
12. Tree - Protection for street trees and trees at rear
13. Inclusive access ground floor
14. Visibility Splays
15. In accordance with details of FRA
16. Time limit of 3 years
17. Any other planning condition(s) considered necessary by the Director of Planning and Strategic Transport

Informatives

- 1) Community Infrastructure Levy
- 2) Code of practise for Construction Sites
- 3) Wildlife protection
- 4) Any other informative(s) considered necessary by the Director of Planning and Strategic Transport

2.3 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.

3.0 PROPOSAL AND LOCATION DETAILS

3.1 The proposal includes the following:

- Demolition of existing detached house
- Erection of a two storey building with accommodation in roofspace
- Provision of eight x 2 bedroom flats (four 3 person units and three 4 person units) and one x 3 bedroom flat fronting Briton Crescent.
- Provision of 9 off-street car parking spaces split between the site with three spaces (including 1 disabled bay) at the front of the site accessed via Briton Crescent and six spaces at the rear of the site accessed from Briton Close.
- Provision associated refuse/cycle stores at the side of the site.

3.2 As part of the application the applicant has submitted amended plans. None of the amendments require a re-consultation. The changes are detailed below:

- Unit tenure has been changed to provide three 2 bedroom 4 person units
- Room configuration and internal layouts have been altered
- Balconies on the rear elevation incorporate a traditional iron railing
- Refuse and cycle store shown on all elevations
- Access to refuse and cycle store is fully accessible.
- Swept path analysis has been added

Site and Surroundings

3.3 The application site is situated on the southern side of Briton Crescent adjoining the junction with Briton Close and is currently occupied by a large two storey detached single family dwelling house with associated out buildings. During the site visit it was noted that there are a number of established trees and shrubs including street trees which give the site a private and somewhat verdant feel to it.

3.4 The site is located in a mainly residential area and occupies a generous corner plot. The surrounding area is a mixture of a number of differing units' mainly two storey units. There are no designations attached to the site.



Figure 1: Aerial street view highlighting the proposed site within the surrounding streetscene

Planning History

3.4 Planning history of the site is detailed as follows:

- 89/01403/P - Planning permission was refused for the erection of a double garage in July 1989
- 89/02653/P - Planning permission was granted in November 1989 for the erection of a detached double garage
- 03/00226/P - Planning permission was granted on the 19th March for the erection of single/two storey front/side/rear extensions to include conservatory

4.0 SUMMARY OF KEY REASONS FOR RECOMMENDATION

- The principle of the development is acceptable given the residential character of the surrounding area.
- The design and appearance of the development is appropriate
- The living conditions of adjoining occupiers would be protected from undue harm subject to conditions.
- The living standards of future occupiers are satisfactory and Nationally Described Space Standard (NDSS) compliant
- The level of parking and impact upon highway safety and efficiency is considered acceptable and can be controlled through conditions.
- Sustainability aspects can be controlled by conditions

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 15 letters of notification to neighbouring properties in the vicinity of the application site. The number of representations received from neighbours, local groups, local MP and GLA member in response to notification and publicity of the application are as follows:

No of individual responses: 132 Objecting: 130 Supporting: 1 Comment: 1

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:

Objections

- Not in keeping with the surrounding area
- Overdevelopment including size, density, bulk and massing
- Increase in traffic in the area
- Inadequate parking provision
- Increase in the parking on street and in particular along Briton Clos
- Increase in noise and disturbance
- Out of character with reference to the scale and height of the proposal
- Lack of screening
- Lack of accessible units
- Impact on highway safety
- Lack of cycle storage
- Inadequate waste and recycling storage
- Flood risk
- Existing trees need to be protected
- Landscaping is inadequate
- Lack of services available to accommodate the new occupants [OFFICER COMMENT: The development will be liable for a charge under the Community

Infrastructure Levy (CIL). This payment will contribute to delivering infrastructure to support the development of the area, such as local schools]

- Lack of affordable housing [OFFICER COMMENT: The scheme is for 9 units which is under the affordable contribution threshold of 10 units]
- Loss of privacy and overlooking
- Loss of trees, vegetation and natural habitat
- Violation of Human Rights [OFFICER COMMENTS: Article 8 rights are a material planning consideration and have to be balanced against all other material considerations. Case law has highlighted that the planning system is an appropriate forum for householders within which they have rights to make representations to the LPA, and that real evidence is required that a development would harm private and family life.]

6.3 There has been a petition received from local residents containing 142 signatories who raised the following concerns in respect to the proposed development:

- Out of character with reference to the scale and height of the proposal
- Lack of screening
- Lack of accessible units
- Impact on highway safety
- Lack of cycle storage
- Inadequate waste and recycling storage
- Flood risk
- Existing trees need to be protected
- Landscaping is inadequate

6.4 The following procedural or non-material issues were raised in representations and are addressed below:

- Questioning the number of other schemes submitted by the developers' in the surrounding area.
- Not meeting building regulations [OFFICER COMMENT: Planning applications are determined on planning grounds alone and as such objectives achievable under non-planning legislation, such as the Building Regulations are not applicable. The grant of planning permission does not remove the need for any other consents such as Building Control Regulations then a new planning permission maybe required and would be assessed on its own merits.]
- Restrictive covenants [OFFICER COMMENT: Restrictive covenants and planning applications operate independently of one another and not a material consideration. Private covenants prohibiting certain types of use is a civil matter and not in the remit of planning control]

6.5 The following Councillors made representations:

- Cllr Lynne Hale (Kenley Ward Councillor) objecting:
 - Overdevelopment of this corner site due to its size, density, bulk and massing
 - Three storey unit 9 development would be out of character
 - Density is above the London Plan's recommendations

- Detrimental impact on the amenities of adjoining occupiers; loss of privacy and overlooking
- Loss of trees vegetation and natural habitat
- Increased noise and disturbance
- Impact on local infrastructure such as schools, parking and local healthcare provision
- Inadequate parking provision
- Erroneous information submitted

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 and the South London Waste Plan 2012.

7.2 Government Guidance is contained in the National Planning Policy Framework (NPPF), issued in July 2018. 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.

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

7.4 Consolidated London Plan 2015

- 3.3 Increasing housing supply
- 3.4 Optimising housing potential
- 3.5 Quality and design of housing developments
- 3.8 Housing choice
- 5.1 Climate change mitigation
- 5.2 Minimising carbon dioxide emissions
- 5.3 Sustainable design and construction
- 5.12 Flood risk management
- 5.13 Sustainable drainage
- 5.16 Waste net self sufficiency
- 6.3 Assessing effects of development on transport capacity
- 6.9 Cycling
- 6.13 Parking
- 7.2 An inclusive environment
- 7.3 Designing out crime
- 7.4 Local character
- 7.6 Architecture

- 7.21 Woodlands and trees

7.5 Croydon Local Plan 2018

- SP2 - Homes
- SP6.3 - Sustainable Design and Construction
- DM1 - Housing choice for sustainable communities
- DM10 - Design and character
- DM13 - Refuse and recycling
- DM18 - Heritage assets and conservation
- DM23 - Development and construction
- DM28 - Trees
- DM29 - Promoting sustainable travel and reducing congestion
- DM30 - Car and cycle parking in new development
- DM43 - Sanderstead

7.6 There is relevant Supplementary Planning Guidance as follows:

- London Housing SPG March 2016

8.0 MATERIAL PLANNING CONSIDERATIONS

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

1. Principle of development
2. Townscape and visual impact
3. Housing quality for future occupiers
4. Residential amenity for neighbours
5. Access and parking
6. Sustainability and environment
7. Trees and landscaping
8. Other matters

Principle of Development

- 8.2 Both the London Plan and the NPPF place significant weight on housing delivery and focus on the roles that intensification and small sites in particular will play in resolving the current housing crisis. The Croydon Local Plan 2018 further identifies that a third of housing should come from windfall sites and suburban intensification, in order to protect areas such as Metropolitan Green Belt.
- 8.3 Sanderstead has been identified as an area of sustainable growth of the suburbs with some opportunity for windfall sites, growth will mainly be of infilling with dispersed integration of new homes that respect existing residential character and local distinctiveness.
- 8.4 The Croydon Local Plan seeks to prevent the loss of small family homes by restricting the net loss of three bed units and the loss of units that have a floor area less than 120 sqm. The existing unit is a 4 bed home and would be significantly over the floorspace threshold. Additionally the development would provide a 3 bed 4 person and 3 x 2 bed 4 person units that would be considered a family unit exceeding the

30% strategic target of the Local Plan. The overall mix of accommodation is therefore considered acceptable.

- 8.5 In respect to the density of the scheme representations have raised concern over the intensification of the site and overdevelopment. The site is a suburban setting with a PTAL rating of 1a and as such the London Plan indicates that the density levels ranges of 150-200 habitable rooms per hectare (hr/ha) and the proposal would be in excess of this range at 265 hr/ha. However, the London Plan further indicates that it is not appropriate to apply these ranges mechanistically, as the density ranges are broad, to enable account to be taken of other factors relevant to optimising potential – such as local context, design and transport capacity. These considerations have been satisfactorily addressed, and the London Plan provides sufficient flexibility for such higher density schemes to be supported.
- 8.6 Furthermore, the Draft London Plan focusses on intensification of the suburbs as a means to achieve housing numbers. Given that Sanderstead has been identified as an area of sustainable growth of the suburbs with some opportunity for windfall sites, growth will mainly be by infilling and dispersed integration of new homes that respect existing residential character and local distinctiveness and this would accord with the above policy aims. There is no in principle objection to the proposal.

Townscape and Visual Impact

- 8.7 Policy DM10.1 states that proposals should achieve a minimum height of 3 storeys, and the proposal is for a three storey building (2 storeys with the third storey located within the roof) to be located at the site. The site occupies a corner plot and the design has responded to this by utilising the dual aspect available and maximising the height and depth of the property to provide a positive side elevation.
- 8.8 The scheme is deeper than existing properties but given the corner location this allows for the scheme to positively address both streetscenes. Through the use of conditions the dense vegetation currently lining Britton Close would be retained which would partially screen the depth of the mass to reduce its impact. The side elevation is in front of the building line of properties on Briton Close but given the separation from these and the retention of vegetation to side and rear, this is considered to be acceptable.
- 8.9 The overall scale and massing of the proposed building is larger than the existing, however the height of the proposal responds sensitively to the level changes and relationship with 24 Briton Crescent (set at a lower level) by keeping a similar ridge height to the existing property. The proposal has been stepped off the boundary further than the existing building ensuring that the proposal does not feel overly cramped on the site. The applicant has integrated the refuse and bike store alongside the main building mass and has proposed separate access which is away from the main car parking area, and the materiality of this unit is to be a continuation of the main building material to read as a single unified form.



Figure 2: 3D views of the proposal from the streetscene

8.10 Generally, the materials specified are in-keeping with the character of the area which is predominantly a 1930's suburb. The design of the building incorporates a traditional styled appearance, albeit using more contemporary materials, consisting of two gables to the front elevation and pitched roof forms and appropriate materials (face brick including decorative brick courses, white uPVC framed windows, interlocking double plain grey tiles and render which can be secured through a condition) with an adequate balance between brick and glazing and appropriate roof proportions.



Figure 3: CGI highlighting the view of the proposed development from the street

8.11 The application site has a generous rear garden which is not visible from the public highway. The boundary will continue to be landscaped which would be in keeping with the area and welcomed. The front of the site is already given over to hardstanding, which the proposal would seek to break up through the integration of planting and soft landscaping. The existing situation involves off street parking within the front forecourt and the proposal would retain this feature which is not uncommon in the surrounding area. The proposed new areas of soft landscaping at the ground floor and along the boundary of the site will to soften the appearance and this can be conditioned.

- 8.12 The proposal seeks to locate the remaining six off-street spaces on hardstanding at the rear of the site adjoining 9 Briton Close. Given the overall scale of the development, the extent of hardstanding would not be excessive. The site offers sufficient opportunities for soft landscaping to the front and rear as well as between the proposed development and the neighbouring property to the rear.
- 8.13 The proposal has been designed to resemble a large house on a large plot rather than a block of flats as indicated by representations. It responds sensitively to topography and the siting of adjoining buildings and is a sensitive intensification of the built form of the site. Having considered all of the above, against the backdrop of housing need and the identification of Sanderstead as an area of sustainable growth, officers are of the opinion that the proposed development would comply with the objectives of the above policies in terms of respecting local character.

Housing Quality for Future Occupiers

- 8.14 All the units of the proposal would comply with internal dimensions required by the Nationally Described Space Standards (NDSS) and would provide a good mix of units including a 3 bed 4 person unit and three 2 bed 4 person units which would meet with the 30% strategic policy provision for family units in the local plan.
- 8.15 With regard to external amenity space, the London Housing SPG states that a minimum of 5sqm of private outdoor space should be provided for 1-2 person dwellings and an extra 1sqm for each additional unit. All the units located on the ground floor have access to private amenity space in excess of minimum standards. Only Units 5 and 7 (front facing units on first and second floor respectively) do not have access to private amenity space through balconies. However, on balance this is considered acceptable as there is a significant amount of space proposed as communal gardens at the rear of the site. This could accommodate child play space (which can be conditioned).
- 8.16 In terms of accessibility, level access would be provided from the front door to the three ground floor units (which includes the 3 bed family unit). The London Plan states that developments of four stories or less require disabled unit provisions to be applied flexibly to ensure that the development is deliverable. Given the limitations of the footprint to provide the required accommodation, it is considered that one of the ground floor units should be M4(3) adaptable and the other one should be M4(2). This can be secured by condition. A disabled space is proposed for the parking area.
- 8.17 The development is considered to result in a high quality development including a provision of 30% family units all with adequate amenities and provides a good standard of accommodation for future occupiers.

Residential Amenity for Neighbours

- 8.18 The properties that have the potential to be most affected are the adjoining properties at 20 and 24 Briton Crescent and property at the rear of the site at 9 Briton Close these properties are highlighted in the figure below:

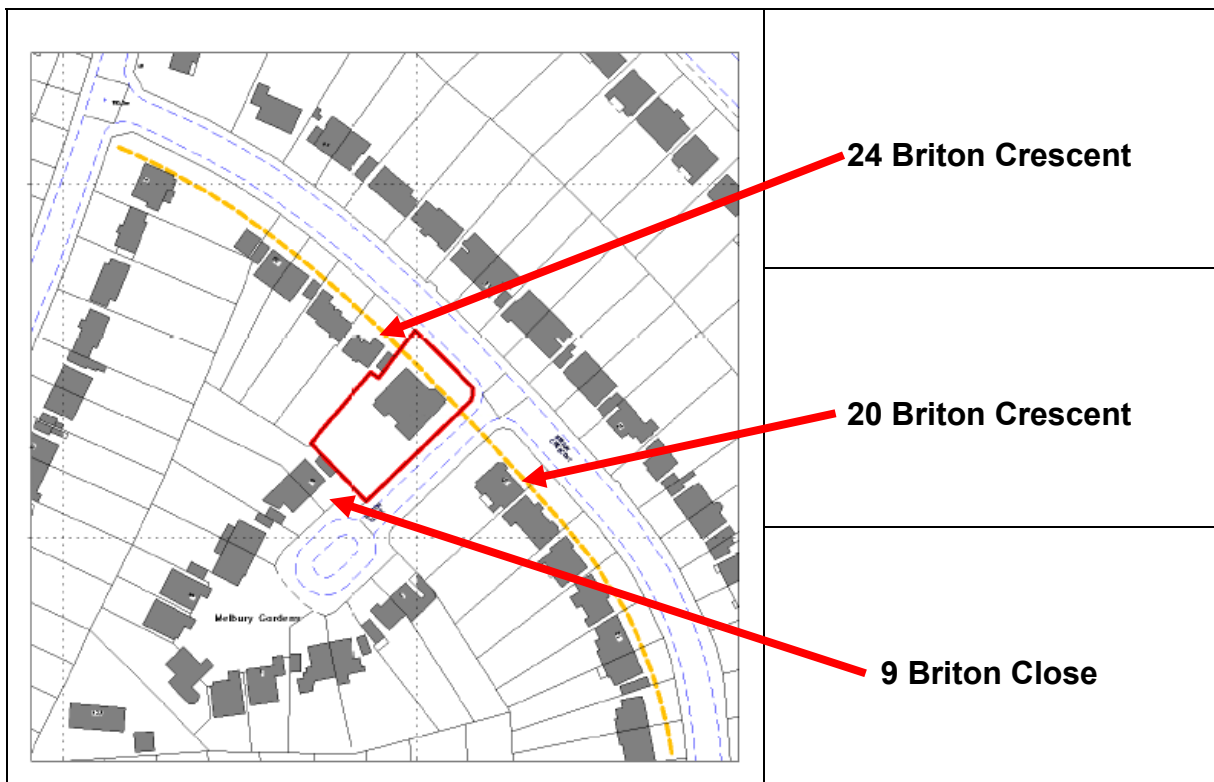


Figure 4: Ground floor plan highlighting the relationship with the adjoining occupiers.

24 Briton Crescent

- 8.19 The adjoining property is located at a lower ground level than the existing site and this will be maintained. The overall front building line of the proposal is set forward of the existing building line and that of 24 Briton Crescent, but only by a small amount and 24 Briton Crescent's garage is adjacent to the boundary with the site.
- 8.20 The main increase in the overall mass of the proposal is at the rear of the site, where it is proposed to be approximately 4.8m deeper than the existing property and the height of the main building increasing by two storeys adjacent to the shared side boundary. The scheme would pass the 45 degree BRE test for loss of light to the rear elevation windows and is set off the boundary by approximately 2.0m further than the existing property. Whilst there would be some impact, due in part to the orientation to the south, sufficient outlook to 24 Briton Close would be retained. There is well-established vegetation along this boundary which would help mitigate any issues of overlooking at ground floor level and break up the bulk of the proposal to an extent. Further details of planting and boundary treatment would be required by condition.
- 8.21 The neighbouring property has windows in the side elevation at first floor serving a bathroom. Windows to bedrooms are located in the rear elevation but separated from the applicant site by the garage to no 24. A window in the rear section of the garage would be affected but given that this is located in an extension which was approved as a utility room this is considered to be acceptable. The proposal therefore would have an impact on 24 Briton Crescent but officers consider this would be acceptable.
- 8.22 There are a number of windows proposed on the first floor at the side, as well as a number of rooflights. The first floor side windows have a cill height of 1.8 metres and as the rooflights are high level so it is unlikely that they would provide either actual or perceived levels of overlooking and loss of privacy. Nevertheless it is considered

prudent to condition obscure glazing to ensure that any future overlooking is mitigated along the flank elevations.



Figure 5: Plan and photo to highlight impact on 24 Briton Crescent

8.23 Whilst there would be a degree of overlooking as a consequence of the rear fenestration, this is not uncommon in a suburban location. Given the design, layout and separation between the properties, the current boundary treatment and provision of a suitable landscaping scheme (secured by way of a planning condition) this is deemed acceptable to ensure no undue impact on the amenities of neighbouring properties.

8.24 A Noise Impact Assessment acoustic report has been submitted in representations (prepared by Acoustics Plus Ref:103626.ph.Issue1) that concludes the predicted noise level is significantly higher than the measured background noise level and will lead to a loss of amenity to the occupier.

8.25 This report has been assessed by the Councils Environmental Health team who have confirmed the accuracy of the measurements. When referring to BS8233:2014 “Sound insulation and noise reduction for buildings”, the report states in paragraph 5.10, “Whilst this strictly refers to common community noise such as aircraft and road traffic movements, it does provide a useful yardstick to quantify noise such as that which comes from a children’s play area.” It would be unreasonable to apply standards designed for control of environmental noise such as rail, road, aircraft, or commercial activities to noise created from children playing. There will be noise created from children playing in neighbouring premises, however this is not uncommon within a suburban residential environment. However the nature of this noise, being neither unreasonable nor unusual, would suggest that it does not unduly affect amenity, and would not be a statutory noise nuisance.

20 Briton Crescent

8.26 In terms of impacts on 20 Briton Crescent the proposal is set in excess of 20m from the flank wall of the proposed development with Briton Close between the properties. Furthermore, there are three mature street trees and a well-established vegetation line which are both retained and protected between these properties that would provide a high degree of screening. There are first floor windows at the proposal and the roof lights at a high level however given the level of separation it is unlikely to cause issues of overlooking from these units.



Figure 6: Photo to highlight the relationship between the application site and 20 Briton Crescent

9 Briton Close

8.27 Given the separation between this property and the proposal is in excess of 20m and the proposed landscaped boundary located between these properties which can be secured by condition, this relationship is acceptable.

Access and Parking

8.28 The site is located within a PTAL area of 1a which is poor. The London Plan sets out maximum car parking standards for residential developments based on public transport accessibility levels and local character. In Outer London areas with low PTAL (generally PTALs 0-1), boroughs should consider higher levels of provision which in this case would be 2 spaces per unit, although residential parking standards should be applied flexibly. The provision of 2 spaces is a maximum provision and a 1:1 ratio would be more in line with the London Plan and Croydon Plan to reduce the reliance on the car and meet with sustainability targets.

8.29 The scheme provides 9 off-street parking spaces in two separate parking areas with three spaces (including a disabled space) located at the front of the site, and six spaces at the rear of the site accessed via Briton Close which would equate to a 1:1 provision in respect to the units proposed at the site. A swept path analysis has been provided that highlights that vehicles can access and exit in forward gear turns and does not compromise highway safety. This analysis takes into consideration parking on Briton Close and demonstrates that, if parking occurs in a reasonable fashion, the access can be used satisfactorily.

8.30 Given that there is existing hardstanding on the frontage used for parking the scheme would not be out of keeping with the surrounding location and further mitigations measures are proposed to ensure that the green character is maintained and has been secured through a landscaping condition. There is a significant soft landscape

boundary screen between the property to the rear, which is sought to be protected and retained and is a suitable treatment subject to conditions.

- 8.31 In compliance with the London Plan, electric vehicle charging points should be installed in the parking area and this can be secured by way of a condition. The capacity of the cycle storage facilities would comply with the London Plan (which would require 18 spaces) and the store would be covered and provided within the front forecourt. However, consideration should be given to a more conventional layout with separate stands as it is sometimes difficult for wall stands to be used, as such further details will need to be secured by way of a condition.
- 8.32 A Demolition/Construction Logistic Plan (including a Construction Management Plan) will be needed before commencement of work and this could be secured through a condition.

Environment, Flooding and sustainability

- 8.33 Conditions can be attached to ensure that a 19% reduction in CO2 emissions over 2013 Building Regulations is achieved and mains water consumption would meet a target of 110 litres or less per head per day.
- 8.34 The applicants have submitted a Flood Risk Assessment (FRA) which based on a desktop study of underlying ground conditions, infiltration of surface water runoff following redevelopment may be feasible. To mitigate any residual risk of flooding, the FRA indicates that flood resilient construction techniques should be incorporated into the proposals and in order not exacerbate the risk of surface water flooding, surface water drainage arrangements for the redeveloped site should be in accordance with national and local policy requirements and should ensure that there is no increase in flows of surface water runoff when compared with the existing site.
- 8.35 Given the areas of hardstanding to be utilised as parking areas, permeable paving system should be incorporated as part of the scheme. This should accommodate surface water runoff from hardstanding areas in up to the 1 in 100 years plus 40% climate change event. This can be secured through a condition.

Trees and landscaping

- 8.36 The existing site is heavily vegetated and provides a number of well-established trees and shrubs adding to the overall amenity value and also providing a good degree of screening at the site. There are also three street trees (limes) at the front of the property and there is an established sycamore which grows in the rear garden of number 24 and its canopy overhangs the site boundary.
- 8.37 There are no trees on site subject to a tree preservation order. The applicants have submitted an Arboriculture Report and Impact Assessment which highlights that a 5m section of category B hedgerow will be removed from the side of the site to facilitate the new vehicular access. A further four category C trees are also proposed to be removed from the front of the site and a semi mature apple tree at the rear. Given that these trees are not protected, their proximity to the existing dwelling and their low quality and amenity value, officers have no objection to the loss of these trees subject to planting mitigation.

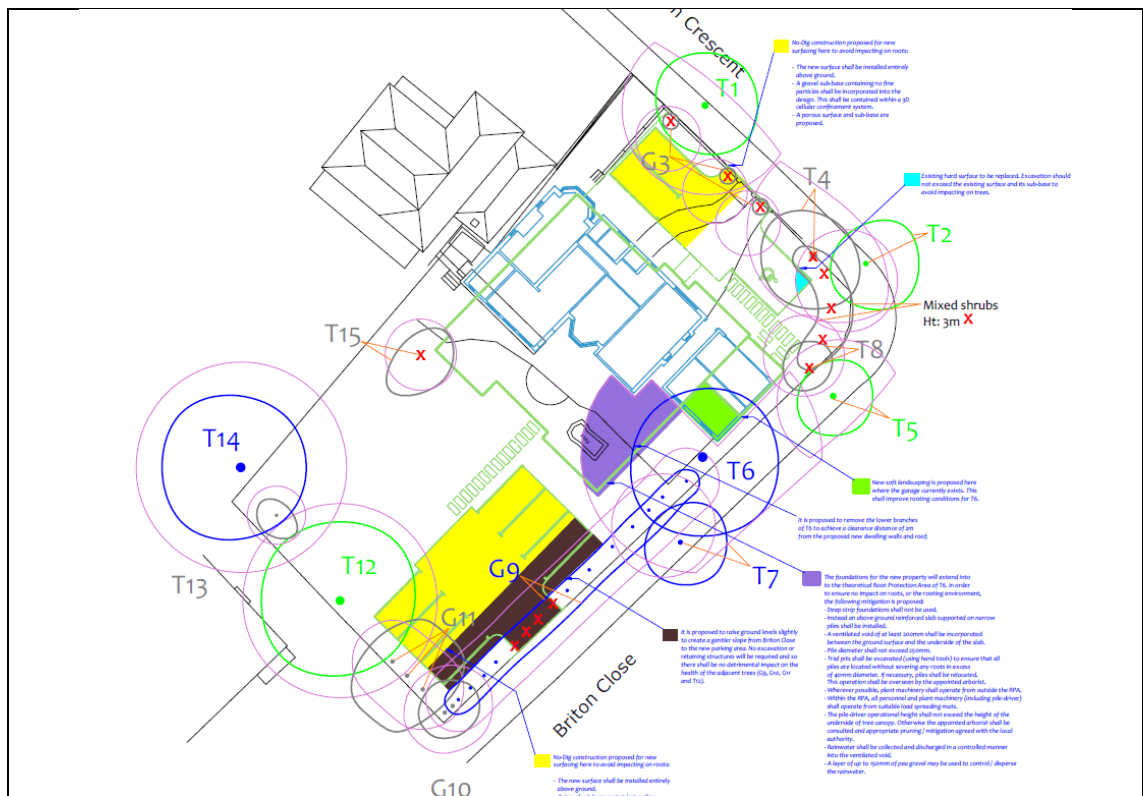


Figure 8: Extract from tree survey showing trees to be removed (marked as X's)

8.38 It should be noted that there is a row of mixed species on the rear boundary that provide good privacy screening between the proposal at the property at 9 Britton Close that are to be retained to minimise the impact on that property. Further details are required in terms of protection measures for these and the streets trees and should be conditioned to ensure that these are protected during the construction phase. The works should be undertaken in accordance with the Arboriculture Report and Impact Assessment recommendations and this has been conditioned.

8.39 The current landscaping plan highlights a number of shrubs to be planted around the site. It is considered that the landscaping could be improved through a greater diversity of plant species, more appropriate species selection and introduction of low level plant beds. As such a landscaping condition has been attached to ensure that the landscaping provided would provide suitable scheme at the site.

8.40 With regard to additional wildlife concerns, it is recommended for an informative to be placed on the decision notice to advise the applicant to see the standing advice by Natural England in the event protected species are found on site.

Other matters

8.41 Representations have raised concerns that local schools and other services will be unable to cope with additional families moving into the area. The development will be liable for a charge under the Community Infrastructure Levy (CIL). This payment will contribute to delivering infrastructure to support the development of the area, such as local schools.

Conclusions

- 8.42 The principle of development is considered acceptable within this area. The design of the scheme is of an acceptable standard given the proposed and conditioned landscape and subject to the provision of suitable conditions the scheme is acceptable in relation to residential amenity, transport, sustainable and ecological matters. Thus the proposal is considered in general accordance with the relevant policies.
- 8.43 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.

This page is intentionally left blank