

# Planning Sub-Committee Agenda



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

A meeting of the **Planning Sub-Committee** which you are hereby summoned to attend, will be held on **Thursday, 25 October 2018** at the rise of Planning Committee but not earlier than **8.45pm** in **Council Chamber, Town Hall, Katharine Street, Croydon, CR0 1NX**

JACQUELINE HARRIS BAKER  
Director of Law and Governance  
London Borough of Croydon  
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[www.croydon.gov.uk/meetings](http://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

[Democratic.Services@croydon.gov.uk](mailto:Democratic.Services@croydon.gov.uk) or phone the number above by 4pm on the Tuesday before the meeting.

N.B This meeting will be paperless. The agenda can be accessed online at [www.croydon.gov.uk/meetings](http://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 the previous meeting (Pages 5 - 10)**

To approve the minutes of the meeting held on Thursday 4 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. Planning applications for decision (Pages 11 - 14)**

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

**5.1 18/01510/FUL 80 Newlands Road, Norbury, SW16 4SU  
(Pages 15 - 24)**

Alterations to front facade and conversion to form 1 x three bedroom flat and 1 x one bedroom flat, cycle storage and refuse store.

Ward: Norbury

Recommendation: Grant permission

**5.2 18/03670/FUL Unit 8 Block B 15 Whitestone Way**  
(Pages 25 - 34)

Installation of air vents to the front elevation.

Ward: Waddon

Recommendation: Grant permission

**5.3 18/03746/FUL Land Adjoining 1 Sherlock Close, SW16 4BF**  
(Pages 35 - 48)

Erection of two storey building with accommodation in roof space to provide 1x2 and 2x1 bedroom flats and associated bicycle and cycle storage.

Ward: Norbury and Pollards Hill

Recommendation: Grant permission

**6. Exclusion of the Press & Public**

The following motion is to be moved and seconded where it is proposed to exclude the press and public from the remainder of a meeting:

"That, under Section 100A(4) of the Local Government Act, 1972, the press and public be excluded from the meeting for the following items of business on the grounds that it involves the likely disclosure of exempt information falling within those paragraphs indicated in Part 1 of Schedule 12A of the Local Government Act 1972, as amended."

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## Planning Sub-Committee

Meeting of Planning Sub-Committee held on Thursday, 4 October 2018 at 6.30pm in Council Chamber - Town Hall, Katharine Street, Croydon, CR0 1NX

### MINUTES

**Present:** Councillor Muhammad Ali (Chair);

Councillors Chris Clark, Felicity Flynn and Jason Perry

**Also**

**Present:** Councillors Andy Stranack, Luke Clancy, Timothy Pollard

### PART A

A54/18 **Minutes of the previous meeting**

**RESOLVED** that the minutes of the meeting held on Thursday 13 September 2018 be signed as a correct record.

A55/18 **Disclosure of Interest**

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

A56/18 **Urgent Business (if any)**

There was none.

A57/18 **Planning applications for decision**

The Chair spoke to the Committee for the items to be heard in the following order: 18/00205/FUL 47 High Street, South Norwood, SE25 6HJ, 17/04647/FUL Selsdon Recreational Ground, Woodlands Garden, South Croydon, CR2 8PH, 18/02695/FUL 23 The Drive, 18/03686/FUL Croham Hurst Place, 17 Wisborough Road, South Croydon, CR2 0DR, 18/01439/FUL Land rear of 53 Downs Court Road, Purley, CR8 1BF and 17/05808/FUL 26 Hilltop Road, Whyteleafe, CR3 0DD,

A58/18 **17/04647/FUL Selsdon Recreational Ground, Woodlands Garden, South Croydon, CR2 8PH**

Alterations and use as a day nursery; erection of boundary fence around play space and installation of cycle store. Alterations to the site access and reconfiguration of the external seating area.

Ward: Selsdon Vale and Forestdale

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

Daniel Pullen spoke against the application.

Kelly Stag (Tot Star Pre-School UK) spoke in support of the application.

Councillor Andy Stranack, Ward Councillor, spoke against the application.

Councillor Ali proposed a motion for **APPROVAL** of the officer's recommendation to the application. Councillor Clark seconded the motion.

Councillor Perry proposed a motion for **APPROVAL** of the application with a requested condition that the operation hours of the premises be changed to 9am – 2pm on the Saturday and closed on Sunday. Councillor Parker seconded the motion.

The motion of approval (with no condition) was put forward to the vote and was carried with three Members voting in favour. The second motion for approval (with a condition) therefore fell.

The Committee therefore **RESOLVED** to **GRANT** the application of the development of Selsdon Recreational Ground, Woodlands Garden, South Croydon, CR2 8PH.

A59/18 **18/00205/FUL 47 High Street, South Norwood, SE25 6HJ**

Removal of the shop front; insertion of new windows and associated detailing to front elevation; installation of entrance door to side elevation; change of use of part of ground floor from Class A1 to Class C3 to form 1 x one bed flat.

Ward: South Norwood

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

Paula Dobson spoke against the application.

Councillor Ali proposed a motion for **APPROVAL** of the application. Councillor Clark seconded the motion. There was a request that the regeneration team help the business move to a suitable location.

Councillor Perry proposed a motion to **REFUSE** the application on the grounds of loss of thriving business. Councillor Parker seconded the motion.

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

The Committee therefore **RESOLVED** to **GRANT** the application of the development of 47 High Street, South Norwood, SE25 6HJ.

A60/18 **18/02695/FUL 23 The Drive**

Construction of a part one/part three storey four bedroom detached house in rear garden with associated access driveway from The Drive, car parking and refuse storage.

Ward: Coulsdon Town

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

Mike Bliss (Architect) spoke in support of the application.

Councillor Luke Clancy, Ward Councillor, spoke against the application.

Councillor Parker proposed a motion to **REFUSE** the application on the grounds of over development, loss of amenity for adjoining occupiers and not policy compliant with DM10. Councillor Perry seconded the motion.

Councillor Ali proposed a motion for **APPROVAL** of the application with the condition to minimise the impact on the neighbours in terms of screening. This motion was not seconded.

The motion to refuse was put forward to the vote and fell with two Members voting in favour, and three Members voting against.

The Committee was **UNSUCCESSFUL IN REACHING A DECISION** to the application of the development of 23 The Drive and has requested for further legal advice.

A61/18 **18/01439/FUL Land rear of 53 Downs Court Road, Purley, CR8 1BF**

Demolition of existing garage; and the erection of a two storey 4 bedroom detached house with a single storey rear extension and dormer addition; the provision of two parking spaces and private amenity to the rear.

Ward: Purley

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

Jane Austin and Nigel Jones spoke against the application.

Councillor Perry proposed a motion to **DEFER** of the application on the ground that the application is not policy compliant to DM10. Councillor Parker seconded the motion.

The motion to defer the application was put forward to the vote and was carried with all Members unanimously voting in favour.

The Committee therefore **RESOLVED** to **DEFER** the application of the development of Land rear of 53 Downs Court Road, Purley, CR8 1BF back to planning officers to review the policy.

A62/18 **18/03686/FUL Croham Hurst Place, 17 Wisborough Road, Croydon, CR2 0DR**

Demolition of existing garage block and extension of existing bungalow to provide a single storey, nine bedroom bungalow for use as part of the existing residential care home (enlargement of proposal approved under 18/02021/FUL).

Ward: Sanderstead

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

David Williams (Residential Association) spoke in support of the application.

James Phillips (Manager at Croham Place) spoke in support of the application.

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

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

The motion of approval was put forward to the vote and was carried with all Members unanimously voting in favour.



The Committee therefore **RESOLVED** to **GRANT** the application of the development of Croham Hurst Place, 17 Wisborough Road, South Croydon CR2 0DR.

A63/18 **17/05808/FUL 26 Hilltop Road, Whyteleafe, CR3 0DD**

Alterations; Erection of single and two storey rear extension; conversion of house to form 4 flats. Provision of car parking, landscaping and other associated works.

Ward: Kenley

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

There were no speakers for this application.

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

Councillor Perry proposed a motion to **DEFER** the application for Members to fully understand policy compliance in relation to DM1.2. Councillor Parker seconded the motion.

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

The Committee therefore **RESOLVED** to **GRANT** the application of the development of 26 Hilltop Road, Whyteleafe, CR3 0DD.

The meeting ended at 9.14 pm

**Signed:**

**Date:**

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## PLANNING SUB-COMMITTEE AGENDA

### PART 5: Planning Applications for Decision

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#### 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 to deal with under delegated powers and not be considered by the committee.
- 1.4 The following information and advice applies to all reports in this part of the agenda.

#### 2 MATERIAL PLANNING CONSIDERATIONS

- 2.1 The Committee is required to consider planning applications against the development plan and other material planning considerations.
- 2.2 The development plan is:
  - the London Plan (consolidated with Alterations since 2011)
  - the Croydon Local Plan (February 2018)
  - the South London Waste Plan (March 2012)
- 2.3 Decisions must be taken in accordance with section 70(2) of the Town and Country Planning Act 1990 and section 38(6) of the Planning and Compulsory Purchase Act 2004. Section 70(2) of the Town and Country Planning Act 1990 requires the Committee to have regard to the provisions of the Development Plan, so far as material to the application; any local finance considerations, so far as material to the application; and any other material considerations. Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires the Committee to make its determination in accordance with the Development Plan unless material planning considerations support a different decision being taken. Whilst third party representations are regarded as material planning considerations (assuming that they raise town planning matters) the primary consideration, irrespective of the number of third party representations received, remains the extent to which planning proposals comply with the Development Plan.
- 2.4 Under Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990, in considering whether to grant planning permission for development which affects listed buildings or their settings, the local planning authority must have special regard to the desirability of preserving the building or its setting or any features of architectural or historic interest it possesses.

- 2.5 Under Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990, in considering whether to grant planning permission for development which affects a conservation area, the local planning authority must pay special attention to the desirability of preserving or enhancing the character or appearance of the conservation area.
- 2.6 Under Section 197 of the Town and Country Planning Act 1990, in considering whether to grant planning permission for any development, the local planning authority must ensure, whenever it is appropriate, that adequate provision is made, by the imposition of conditions, for the preservation or planting of trees.
- 2.7 In accordance with Article 31 of the Development Management Procedure Order 2010, Members are invited to agree the recommendations set out in the reports, which have been made on the basis of the analysis of the scheme set out in each report. This analysis has been undertaken on the balance of the policies and any other material considerations set out in the individual reports.
- 2.8 Members are reminded that other areas of legislation covers many aspects of the development process and therefore do not need to be considered as part of determining a planning application. The most common examples are:
- **Building Regulations** deal with structural integrity of buildings, the physical performance of buildings in terms of their consumption of energy, means of escape in case of fire, access to buildings by the Fire Brigade to fight fires etc.
  - Works within the highway are controlled by **Highways Legislation**.
  - **Environmental Health** covers a range of issues including public nuisance, food safety, licensing, pollution control etc.
  - Works on or close to the boundary are covered by the **Party Wall Act**.
  - **Covenants and private rights** over land are enforced separately from planning and should not be taken into account.

### 3 **ROLE OF THE COMMITTEE MEMBERS**

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

### 4. **THE ROLE OF THE CHAIR**

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

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

## **5. PROVISION OF INFRASTRUCTURE**

- 5.1 In accordance with Policy 8.3 of the London Plan (2011) the Mayor of London has introduced a London wide Community Infrastructure Levy (CIL) to fund Crossrail. Similarly, Croydon CIL is now payable. These would be paid on the commencement of the development. Croydon CIL provides an income stream to the Council to fund the provision of the following types of infrastructure:
- i. Education facilities
  - ii. Health care facilities
  - iii. Projects listed in the Connected Croydon Delivery Programme
  - iv. Public open space
  - v. Public sports and leisure
  - vi. Community facilities
- 5.2 Other forms of necessary infrastructure (as defined in the CIL Regulations) and any mitigation of the development that is necessary will be secured through A S106 agreement. Where these are necessary, it will be explained and specified in the agenda reports.

## **6. FURTHER INFORMATION**

- 6.1 Members are informed that any relevant material received since the publication of this part of the agenda, concerning items on it, will be reported to the Committee in an Addendum Update Report.

## **7. PUBLIC SPEAKING**

- 7.1 The Council's constitution allows for public speaking on these items in accordance with the rules set out in the constitution and the Chair's discretion.

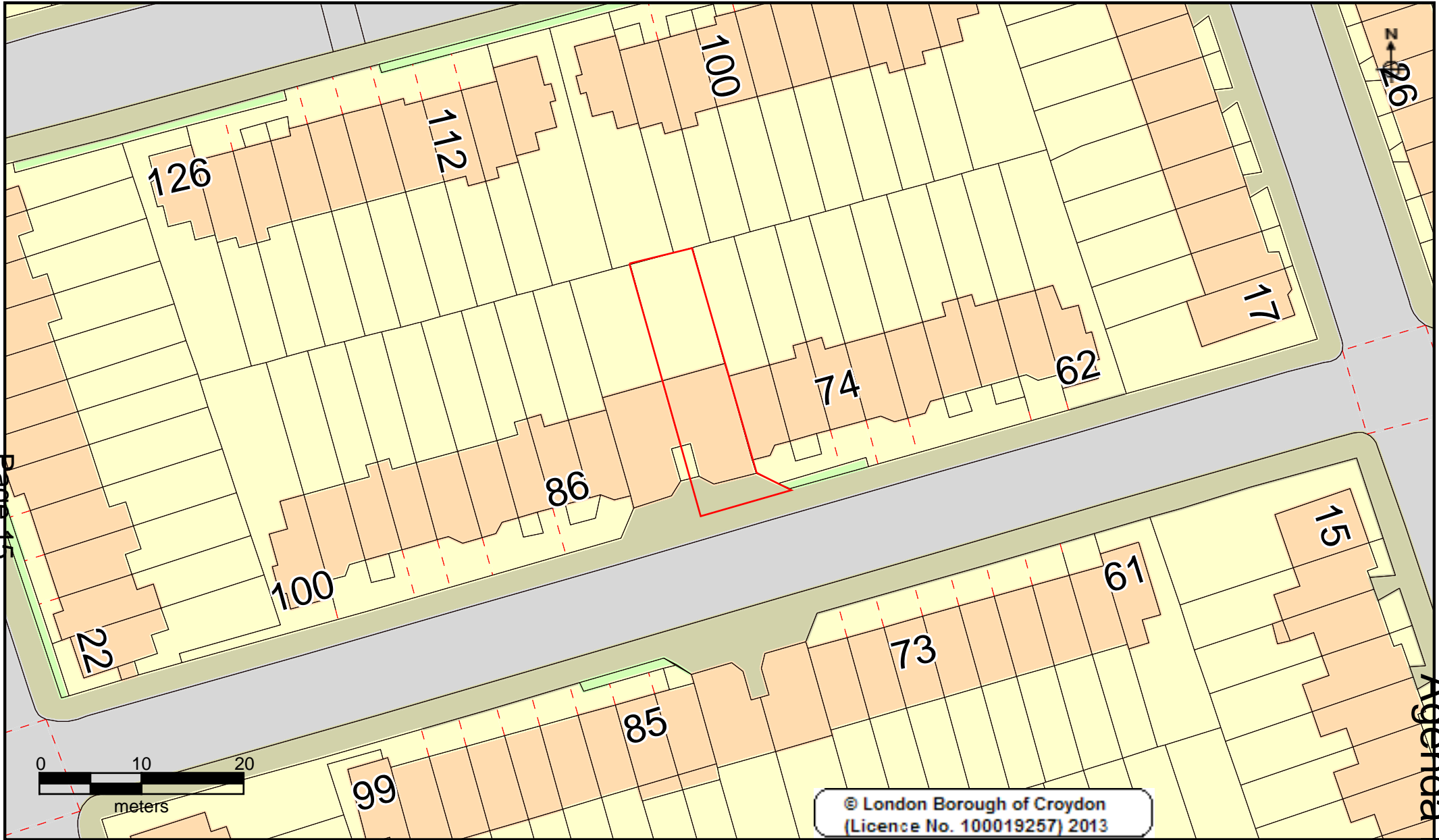
## **8. BACKGROUND DOCUMENTS**

- 8.1 The background papers used in the drafting of the reports in part 6 are generally the planning application file containing the application documents and correspondence associated with the application. Contact Mr P Mills (020 8760 5419) for further information. The submitted planning application documents (but not representations and consultation responses) can be viewed online from the Public Access Planning Register on the Council website at <http://publicaccess.croydon.gov.uk/online-applications>. Click on the link or copy it into an internet browser and go to the page, then enter the planning application number in the search box to access the application.

## **9. RECOMMENDATION**

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

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**PART 5: Planning Applications for Decision**

**Item 5.1**

**1.0 SUMMARY OF APPLICATION DETAILS**

Ref: 18/01510/FUL  
 Location: 80 Newlands Road, Norbury, SW16 4SU  
 Ward: Norbury  
 Description: Alterations to front facade and conversion to form 1 x three bedroom flat and 1 x one bedroom flat, cycle storage and refuse store  
 Drawing Nos: TPD01; TPD02; TPD03A; TPD03A'; TPD04; TPD05E; TPD06A, TPD07A; TPD08A and Location Plan  
 Applicant: Mr H SHAH  
 Agent: Mr. Gokce, Turnkey Designs  
 Case Officer: Daniela Ellis

	1B 2P	2B 4P	3B 4P	4B 6P	Total
Existing Provision				1	1
Proposed Residential Mix	1		1		2

Number of car parking spaces	Number of cycle parking spaces
0	4

1.1 This application is being reported to Planning Sub-Committee because the Ward Councillors (Cllrs Maggie Mansell) made representations in accordance with the Committee Consideration Criteria and requested committee consideration.

**2.0 RECOMMENDATION**

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

**Conditions**

- 1) In accordance with the approved drawings
- 2) External facing materials to be approved, and submission of large scale drawings of front facade to be submitted and approved
- 3) Refuse/Cycle storage to be approved and retained
- 4) Hard and soft landscaping and permeable forecourt to be approved and implemented
- 5) Water butt installation
- 6) Commence within 3 years
- 7) Any other planning condition(s) considered necessary by the Director of Planning and Strategic Transport

## Informatives

- 1) Code of practice for construction sites
- 2) Any other informative(s) considered necessary by the Director of Planning and Strategic Transport.

### 3.0 PROPOSAL AND LOCATION DETAILS

#### Proposal

- 3.1 The applicant seeks full planning permission for the following:
  - Provision of 1 x three bedroom flats and 1 x one bedroom flat fronting Newlands Road
  - Alterations to the front facade
  - Provision associated refuse/cycle stores
- 3.2 The application varies from the previously refused scheme highlighted in paragraph 3.6 for the following reasons;
  - front lightwells compromise the relationship between the building and the street, and are not characteristic of the conservation area
  - It would also be exacerbated by the scale of the proposed lightwell and additional introduction of a staircase which would add undue modern clutter to the front
  - no heritage benefits have been identified in the proposal that would outweigh this harm
  - There is also an opportunity to reinstate the historic shopfront and shop entrance

#### Site and Surroundings

- 3.3 The application site consists of a two storey terraced building on the north-west side of Newlands Road, within the Norbury Estate. Historically the property was used as a shop, but is currently in residential use.
- 3.4 The site is located within the Norbury Estate Conservation Area, and Area of High Density as designated by The Croydon Local Plan 2018 (CLP2018). The site is located in PTAL level of 4 (on a scale of 1 to 6b), as indicated on maps produced by TfL.

#### Planning History

- 3.5 The most recent and relevant planning history associated with the site is as follows:
- 3.6 17/06139/FUL Alterations and installation of lightwells & associated conversion to form 1 four bedroom and 1 one bedroom flats  
**Permission refused, 08.02.2018.**  
The proposal was considered to harm the host building, streetscene and character of the conservation area.  
The decision has been appealed, but not yet decided.

#### **4.0 SUMMARY OF KEY REASONS FOR RECOMMENDATION**

- The principle of the development is acceptable given the residential character of the immediate locality and would contribute to meeting housing targets.
- The design and appearance of the development will enhance the appearance of the Norbury Estate Conservation Area.
- There would be no significant harm to neighbouring properties amenity.
- The proposal would accord with the National Housing Space Standards and would provide acceptable living conditions for future occupiers.
- The highway impact on Newlands Road would be acceptable.

#### **5.0 CONSULTATION RESPONSE**

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

#### **6.0 LOCAL REPRESENTATION**

6.1 The application has been publicised by 5 letters of notification to neighbouring properties in the vicinity of the application site. The number of representations received from neighbours, MPs, local groups etc in response to notification and publicity of the application are as follows:

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

6.2 Representations have been made from the following local groups/societies (all objecting):

- Love Norbury Planning Committee (objecting)

6.3 The following issues were raised in representations made by Love Norbury Planning Committee. Those that are material to the determination of the application, are addressed in substance in the MATERIAL PLANNING CONSIDERATIONS section of this report:

- Overcrowding
- Poor standards for lower ground bedroom- poor outlook
- Use of large unit as HMO
- Refuse storage and cycle bins location
- Parking and highways
- Pressure on public transport services

6.4 Cllr Maggie Mansell has made the following representations (objecting):

- This is densification in a dense area
- One flat is on 3 floors
- One flat is small with a small bathroom.
- The increased occupancy is likely to produce potential traffic / parking issues.

6.5 Following the consultation response a meeting was held with the Love Norbury Planning Committee. Love Norbury Planning Committee sent a further representation stating that the objection stands but, if approval is being considered the following comments should be taken into account:

- Frontage window- design to replicate the original look and reinstate original entrance
- Flat 1 cycle shed to be moved to the back of the property
- Refuse bins- to comply with new storage bins provisions
- Amenity spaces re-calculation- and new children's play area requirements
- Flat 1 basement room address ventilation and natural light
- Flat 2 study not to be used as bedroom
- Flat one to be set only as 1b2p and flat 2 as 3b4p (National Space Standards informative)
- Provision of water butts

## **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:

- Delivering a sufficient supply of homes
- Promoting sustainable transport
- Making effective use of land
- Achieving well designed places

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

7.4 Consolidated London Plan 2016 (LP):

- Policy 3.3 Increasing Housing Supply
- Policy 3.5 Quality and Design of Housing Developments
- Policy 6.9 Cycling
- Policy 6.13 Parking
- Policy 7.4 Local Character
- Policy 7.6 Architecture
- Policy 7.8 Heritage Assets and Archaeology

7.5 Croydon Local Plan 2018:

- SP2 Homes
- SP2.8 Quality and standards
- SP4 Urban Design and Local Character
- SP4.1 High quality development that responds to local character
- SP4.11 – SP4.13 Character, conservation and heritage
- DM10 Design and Character
- DM10.1 High quality developments
- DM10.2 Appropriate parking and cycle parking design
- DM10.4 Private amenity space
- DM10.6 Protection to neighbouring amenity
- DM10.7 Architectural detailing
- DM10.8 Landscaping
- DM13: Refuse and recycling
- DM13.1 Design, quantum and layouts
- DM16 on Promoting healthy communities
- DM19 on Promoting and protecting healthy communities
- DM23 on Development and construction
- DM18 Heritage Assets and Conservation
- DM18.1 Preserving and enhancing character of heritage assets
- DM18.4 Preserving and enhancing character of conservation areas
- SP6.4 Flooding and water management
- SP8.7 Cycle parking
- SP8.15 Ptal ratings
- DM29: Promoting sustainable travel and reducing congestion
- DM30: Car and cycle parking in new development

7.6 There is relevant Supplementary Planning Guidance as follows:

- London Housing SPG March 2016
- National Technical Housing Standards, 2015
- Norbury Estate Conservation Area Appraisal and Management

## 8.0 MATERIAL PLANNING CONSIDERATIONS

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

- Principle of development
- Townscape and visual impact
- Impact on neighbouring residential amenity
- Amenities of future occupiers
- Transport

### **Principle of development**

8.2 Policy DM1.2 seeks to protect family sized units in the borough stating “the Council will permit the redevelopment of the residential units where it does not result in the net loss of 3 bedroom homes (as originally built) or the loss of homes smaller than 130m<sup>2</sup>”. The house is an original three bedroom house, but the development would reprovide a

three bedroom unit and would not result in the net loss of a 3 bedroom home. The proposed conversion is acceptable in principle and in accordance with policy DM1.2.

### **Townscape and visual impact**

- 8.3 The alterations to the front facade bring back the historic character of the building by reinstating the fascia board, historical glazing details and additional light to the lower ground floor. The alterations would be fully visible within the streetscene and the reinstatement of the historic detailing will improve the appearance of the building thereby enhancing the Norbury Estate Conservation Area. The final details and materials would be secured by condition.
- 8.4 The treatment of front gardens is a particularly important issue due to the significant impact they have on the Conservation Area and also on privacy and safety of residents. The drawings show an enclosed refuse storage area to be located behind the front boundary wall, a condition is attached which would secure the final location and materials. With soft landscaping also secure by condition, overall the proposals would improve the visual appearance of the wider area.

### **Impact on Neighbouring Residential Amenity**

- 8.5 Policy 7.1 of the London Plan indicates that in their neighbourhoods, people should have a good quality environment. Policy DM10 of the Croydon Local Plan requires the Council to have regard to the privacy and amenity of adjoining occupiers. Policies SP4.1 and SP4.2 seek to respect and enhance character, to create sustainable communities and enhance social cohesion and well-being.
- 8.6 No new window openings or extensions are proposed. The proposed alterations to the front facade would not negatively impact the amenities of the adjoining occupiers. One further household within the building is also not considered to materially increase in general noise and disturbance.

### **Housing quality for future occupiers**

- 8.7 Technical Housing Standards specify overall flat sizes for various house and flat types. The ground floor 1 bed, 2 person flat at 77.29m<sup>2</sup> located on two floors, ground and lower ground, would exceed the standards by 18sqm. The lower ground floor level will be used as storage area for the flat. The bedroom is located on the ground floor, overlooking the rear amenity space with a playroom in the lower ground level. The 3 bedroom 4 person flat is over 3 floors, with floor space of 111.19m<sup>2</sup> that would exceed the standards by approx. 20sqm. The kitchen and dining area is located on the ground floor with access to the garden at the rear. The upper levels, first floor and loft space, have three bedrooms overlooking the garden. The loft space was amended to provide two bedrooms and the first floor has a master bedroom for the flat. The bedrooms measure: bedroom 1 -20m<sup>2</sup>; bedroom 2 - 9m<sup>2</sup>, bedroom 3 - 9.4m<sup>2</sup> (acceptable under the National standards). The layouts are deemed acceptable and all bedrooms and the storage areas would meet the requisite space standards.
- 8.8 There would be considerable private amenity space for both properties to the rear of the building. The ground floor 3 bedroom flat would have direct access to private

amenity space and children play area in the rear garden. A water but will also be conditioned to manage the collection of rainwater.

### **Transport**

- 8.9 The site is located in an area with PTAL level of 4 (on a scale of 1 to 6b), as indicated on maps produced by TfL, which is considered to be a moderate level of public transport accessibility. There are bus stops located 255m and 428m away and Norbury Railway station, which has frequent train services, is 762m away.
- 8.10 No off-street car parking is proposed, however, in view of the reasonable level of public transport accessibility, a relaxation of the parking standards would be acceptable.
- 8.11 Covered cycle stores are indicated that will accommodate the correct number of cycles, details of this can be secured by condition.

### **Conclusions**

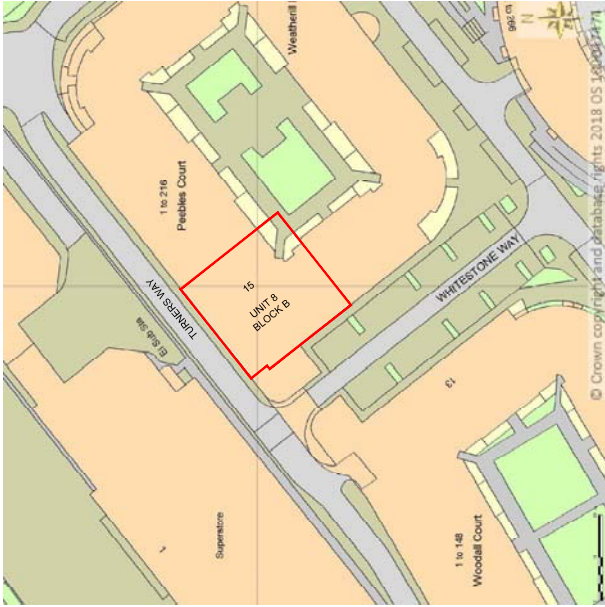
- 8.13 All other relevant policies and considerations, including equalities, have been taken into account. Planning permission should be granted for the reasons set out above. The details of the decision are set out in the RECOMMENDATION.

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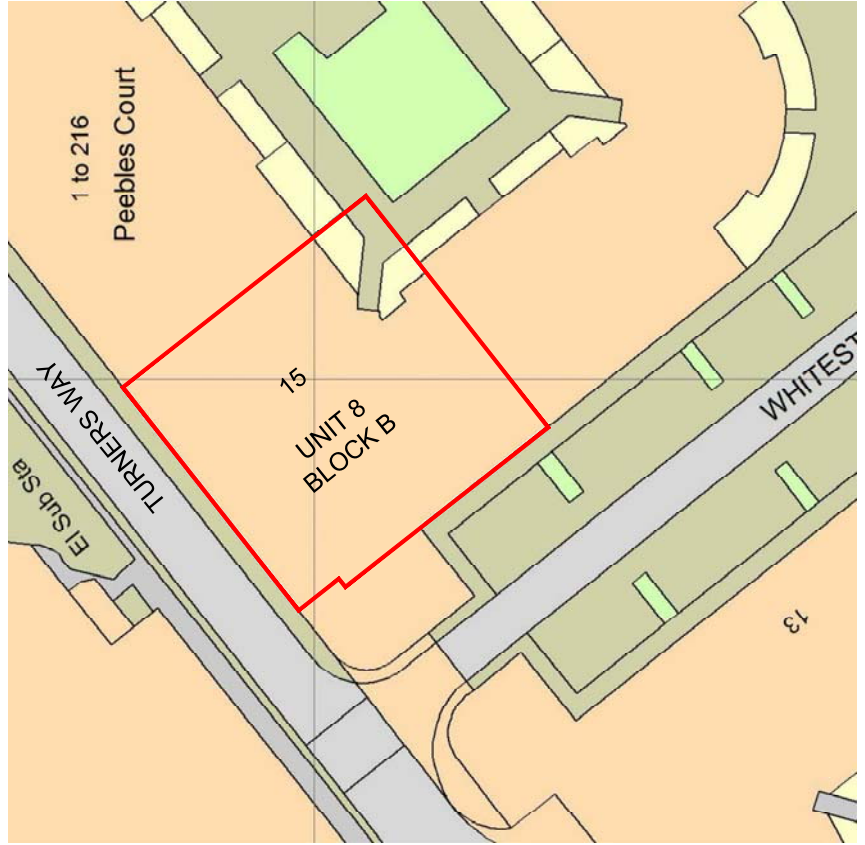


LOCATION PLAN  
Sc. 1/1250



Graphic Scale for 1/500  
0 5 10 15 20 25m

Graphic Scale for 1/1250  
0 10 20 30 40 50 60m



BLOCK PLAN  
Sc. 1/500



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Chartered Practice

PLEASE NOTE

1. All dimensions to be verification site.
2. No work shall commence until all approvals and agreements have been obtained.
3. The Contractor shall comply with all applicable Building Regulations, Town and Country Planning Regulations, Traffic Management and Party Wall.
4. The Copyright of this drawing belongs to Projection Architects Ltd.

CLIENT	PIRATE STUDIOS		
PROJECT	ELEVATIONS PLANNING		
ADDRESS	Unit 8, Block B 15 Whitestone Way, New South Quarter Croydon CR0 4WF		
TITLE	Location & Block Plan		
DATE	11/09/18	PROJECT NUM:	P-18,030
SCALE	1/1250 & 1/500 (@ A3)	DRAWING NUM:	B-01
REV.	E	STATUS	PL

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**PART 5: Planning Applications for Decision**

**Item 5.2**

**1.0 APPLICATION DETAILS**

Ref: 18/03670/FUL  
 Location: Unit 8 Block B 15 Whitestone Way  
 Ward: Waddon  
 Description: Installation of air vents to the front elevation  
 Drawing Nos: A-01 Rev E, B-01 Rev E, A-03 Rev E, A-02 Rev E, Planning Statement July 2018, H-V-C Louvre Systems specification March 2018  
 Applicant: Pirate Studios Ltd  
 Agent: DLP Planning Ltd  
 Case Officer: Violet Dixon

Existing floor space	786.3m2
Proposed floor space	786.3m2

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

**2.0 RECOMMENDATION**

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

**Conditions**

- 1) In accordance with approved plans
- 2) Unless otherwise stated materials should match the existing
- 3) Permission should begin within 3 years
- 4) Any other planning condition(s) considered necessary by the Director of Planning & Strategic Transport

**Informatives**

- 1) Any informative(s) considered necessary by the Director of Planning & Strategic Transport

**3.0 PROPOSAL AND LOCATION DETAILS**

**Proposal**

- 3.1 The applicant seeks full planning permission for the installation of two air vents to the front elevation of the unit. The louvres would replace two window panes and would be black in colour.
- 3.2 The scheme has been amended during the consideration of the application with the number, size and location of the air vents altered.

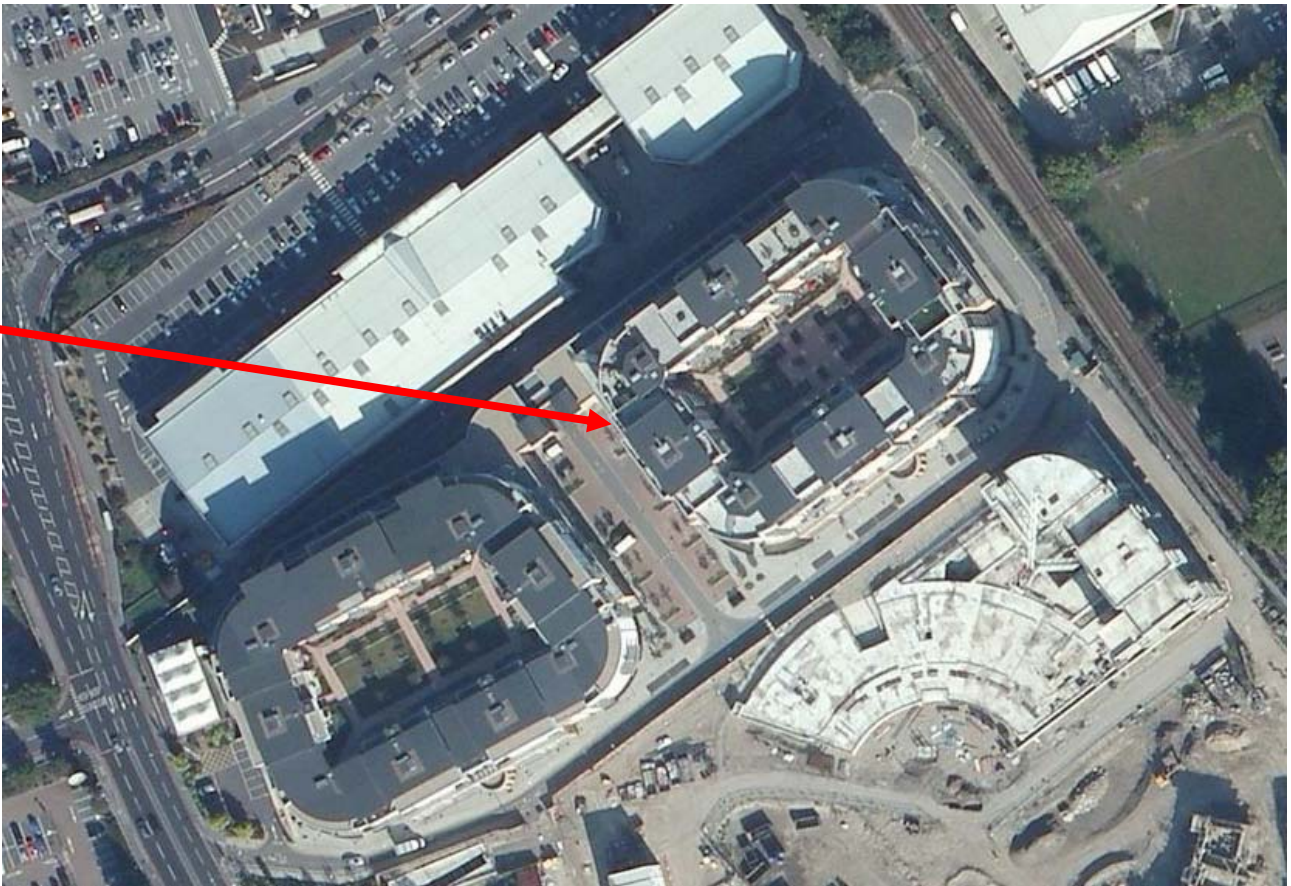


Figure 1: Aerial view highlighting the application site within the surrounding streetscene

### **Site and Surroundings**

- 3.3 The unit concerned is Unit 8, Block B. This ground floor commercial and workshop unit is located within the 9-storey mixed commercial and residential New South Quarter development constructed by Barratt London. The unit was completed in 2007 and has been vacant since that time.
- 3.4 The New South Quarter comprises 923 one, two and three bedroom apartments set around the River Wandle. At the ground floor there are a number of commercial and workshop units.
- 3.5 The front elevation of the unit is finished in yellow London stock brick and large glazed panels surrounding the entrance. The adjacent commercial unit to the west of the site is occupied by Access Self Storage.
- 3.6 The application site is designated as being within a Strategic Industrial Location.

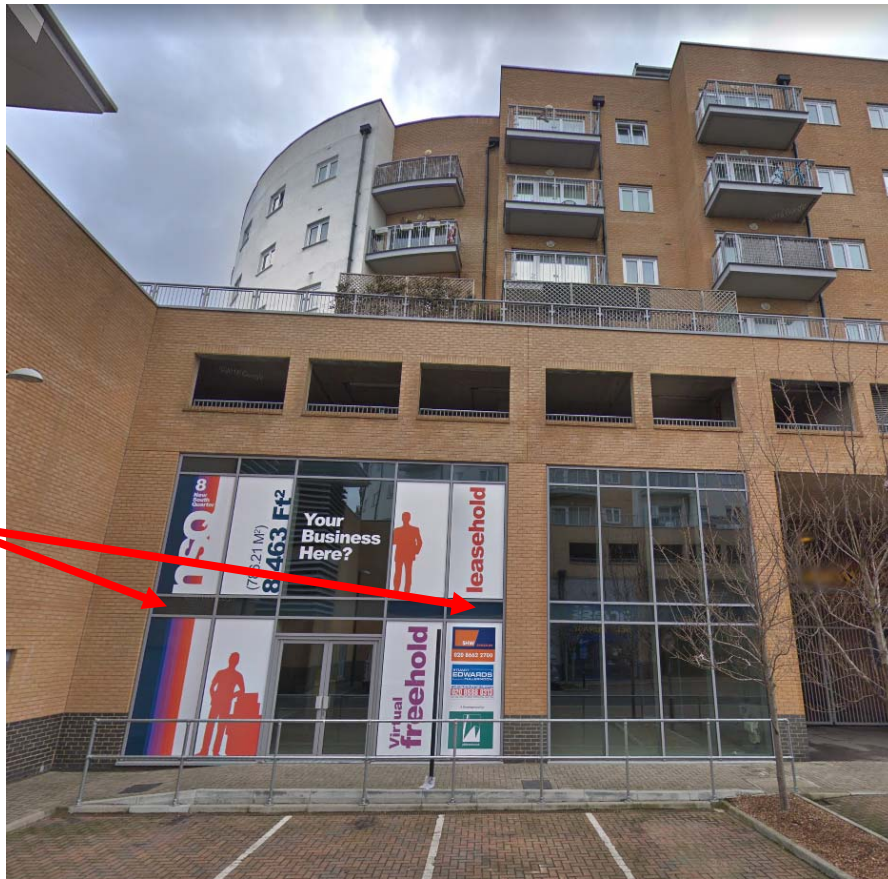


Figure 2: Existing front elevation highlighting proposed location of air vents

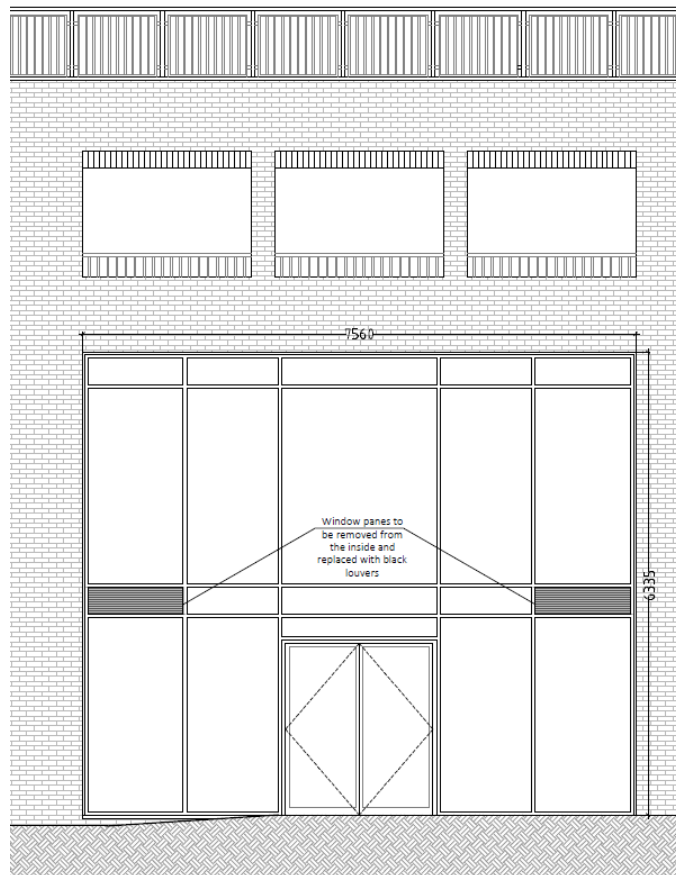


Figure 3: Proposed front elevation highlighting location of air vents

## **Planning History**

3.7 In terms of recent planning history the following applications are relevant:

- Various planning permissions have been granted for the redevelopment of the site as a mixed use of residential and other uses (including B1 (b, c), B2 and B8) (Ref: 05/05134/P, 10/02407/P, 12/02743/DT). These consents have been implemented and relate to the wider development, of which this unit is a part
- Various planning applications have been made to secure flexible use of the floorspace. Two applications (ref 17/01147/FUL and 17/01148/FUL) were refused due to a lack of marketing information to support an office (B1(a)) use but permission was granted (reference 17/04102/FUL and 17/04103/FUL) for flexible uses in classes B1(b), B1(c), B2, B8, D1 and D2 at Units 7 and 8
- The unit has been subject to an enforcement investigation ref. 18/00592/NCC in relation to its use and operating hours. The investigation found that there is currently no breach of any planning regulations as the intended use as a recording/rehearsal studio has not commenced. It was further confirmed that the applicant was able to operate a recording/rehearsal studio within the unit under planning permission 05/05314/P should the use fall under class B1(c) (Business).

## **4.0 SUMMARY OF KEY REASONS FOR RECOMMENDATION**

- There is no objection in principle to the installation of air vents in the front elevation of the unit
- The alterations proposed would be acceptable in terms of their appearance and impact on character considering their location, size and scale.
- The proposal would not have a detrimental impact on the residential amenities of adjoining occupiers from increased noise and disturbance
- It is noted that the objections received predominately related to the use of the unit as a 24/7 recording/rehearsal studio. The agent confirmed that the applicant intends to use the unit as a recording/rehearsal studio, implementing the original permission ref. 05/05134/P. A recording studio normally falls within use class B1(c) and therefore the use is granted under the original planning permission. Condition 8 of the original planning permission does not restrict the hours of use for B1 uses at the site. This application is seeking permission for the installation of air vents to the building and does not relate to the use of the building.

## **5.0 CONSULTATION RESPONSE**

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

## **6.0 LOCAL REPRESENTATION**

6.1 The application has been publicised by way of letters sent to neighbouring properties in the vicinity of the application site. The number of representations received from neighbours, local groups etc. in response to notification and publicity of the application were as follows:

No of individual responses: 57      Objecting: 57

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

- Use of site as 24/7 recording/rehearsal studio not appropriate [*Officer Comment: The application is for the installation of air vents to the front elevation and is not related to the use of the site. Planning permission for the use of the site under classes B1(b and c), B2, B8 was granted in 2006 ref. 05/05134/P. Condition 8 of this consent does not restrict the hours of use for B1 uses at the site.*]
- Noise and disturbance
- Not in keeping with the area
- Increased traffic and highways issues
- Obtrusive by design
- Overdevelopment of the site
- Overlooking and loss of privacy [*Officer Comment: The proposed air vents would not result in any overlooking or loss of privacy.*]

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

- Impact on value of properties [*Officer Comment: This is not a material planning consideration.*]
- Increased anti-social behaviour [*Officer Comment: This is not a material planning consideration.*]

6.4 The following Councillors made representations:

- Cllr Robert Canning (Waddon Ward Councillor)
  - Use of site as 24 hour recording studio would impact amenities of neighbouring properties

## **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 Croydon Local Plan was adopted in 2018.

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):

- 7.4 on Local Character
- 7.6 on Architecture

Croydon Local Plan 2018 (CLP):

- SP4: Urban Design and Local Character
- DM10: Design and Character

## **8.0 MATERIAL PLANNING CONSIDERATIONS**

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

1. Principle of Development
2. Townscape and visual impact
3. Impact on neighbouring residential amenity

### **8.2 Principle of Development**

8.3 At the heart of the National Planning Framework 2012 (NPPF) is a presumption in favour of sustainable development which meets social, economic and environmental needs.

8.4 Croydon Local Plan 2018 Policy SP1.4 states that the Council will seek to encourage growth and sustainable development, whilst Policy SP1.2 states that all development in the borough should respond to and enhance local character, the heritage assets and identity of the Places of Croydon.

8.5 This application relates to the installation of two air vents to the front elevation and does not relate to the use of the site. The application has been made to enable the use of the site as a use within Class B1, which is appropriate in an industrial area. On this basis, it is considered the proposal is acceptable in principle.

8.6 Planning permission for the use of the site under classes B1(b and c), B2, B8 was granted in 2006 ref. 05/05134/P, with no restrictions on hours of use for B1 uses. In 2017 planning permission was granted to allow flexible use of the unit for Classes B1(b), B1(c), B2, B8, D1 and D2 ref. 17/04103/FUL. The agent has confirmed that the applicant intends to use the unit as a recording/rehearsal studio, implementing the original permission ref. 05/05134/P. A recording studio normally falls within use class B1(c) and therefore the use is granted under the original planning permission. Condition 8 of the original planning permission does not restrict the hours of use for B1 uses at the site.

### **Townscape and Visual Impact**



- 8.7 Policies 7.4 and 7.6 of the London Plan state that development should make a positive contribution to the local character, public realm and streetscape. It should incorporate the highest quality materials and design appropriate to its context. Policy DM10 of the Croydon Local Plan requires the siting, layout and form of new development to respect the character and appearance of existing areas. Policy SP1.1 indicates that the Council will require all new development to contribute to enhancing a sense of place and improving the character of the area. Policies SP4.1 and SP4.2 of also require development to be of a high quality which respects and enhances local character.
- 8.8 The overall appearance of the unit would not significantly change. The air vents would replace two window panes in the front elevation and would be of the same size and scale as the existing openings. Each air vent would measure 1.3m in width and 0.37m in height. The louvres would be black in colour and would be in keeping with the character and appearance of the building and context of the area. The proposal therefore conforms to Policy DM10.

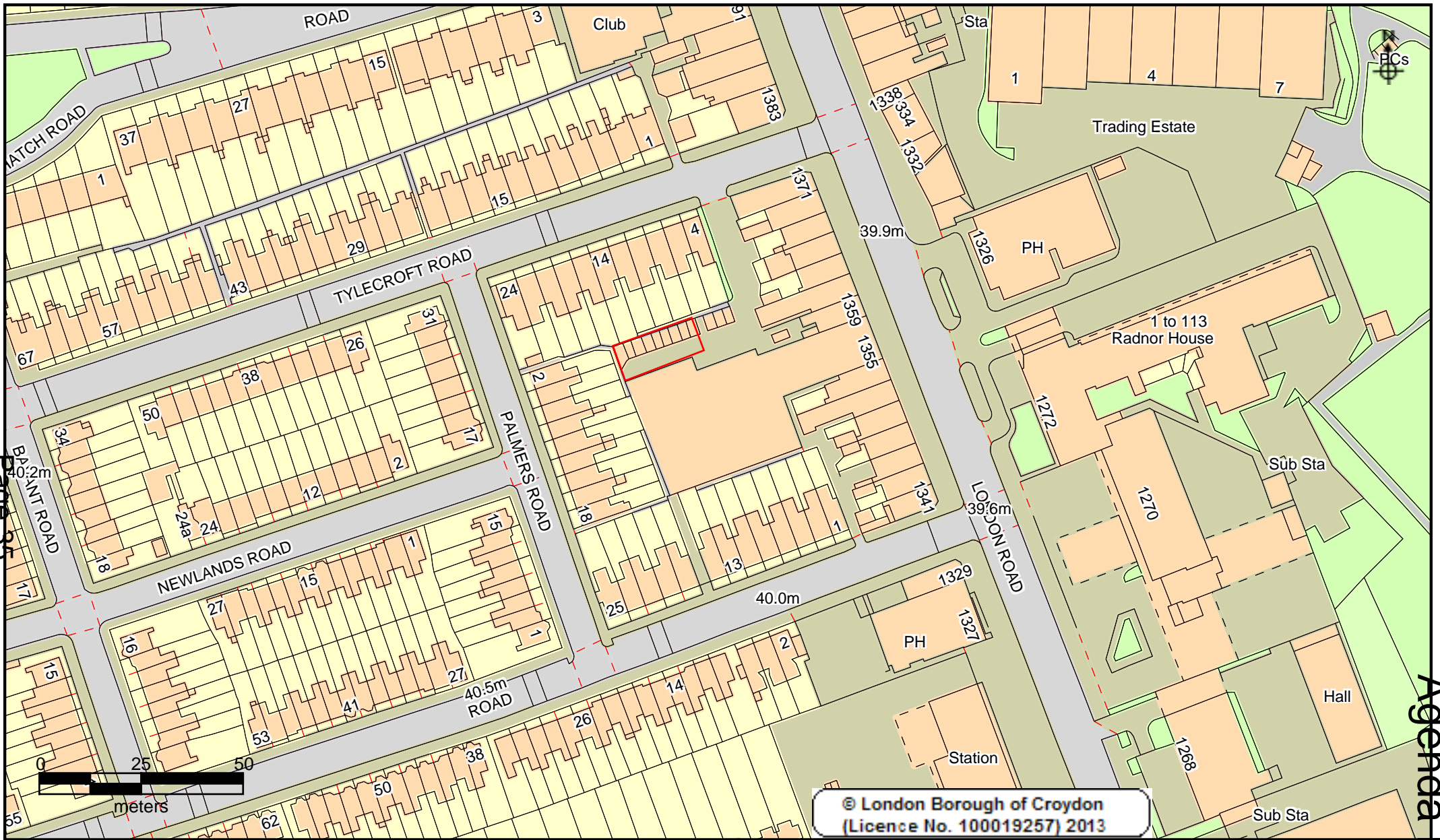
### **Impact on Neighbouring Residential Amenity**

- 8.9 Policy 7.1 of the London Plan indicates that in their neighbourhoods, people should have a good quality environment. Policy DM10 of the Croydon Local Plan requires the Council to have regard to the privacy and amenity of adjoining occupiers. Policies SP4.1 and SP4.2 seek to respect and enhance character, to create sustainable communities and enhance social cohesion and well-being.
- 8.10 The nearest residential properties from the site are the Peebles Court apartments located immediately above the unit and the Woodall Court apartments located immediately above the adjacent units 11 and 13 Whitestone Way. A number of these apartments feature balconies and glazed openings that face onto Whitestone Way. The distance between the unit and the nearest neighbouring properties within Peebles Court is approximately 15 metres. The air vents properties would not be readily visible from the nearest neighbouring properties given their size, scale and location.
- 8.11 The air vents are designed with internal acoustic lining and would replace two window panes. It is not considered that the air vents would compromise the acoustic integrity of the building or result in harm to the amenity of the nearest residential properties through undue noise. The Council's Environmental Consultant has confirmed that the proposed air vents would be acceptable in terms of noise.
- 8.12 The works proposed within this application alone would not significantly change the usage of the site in a way that would harm the amenity of the nearest residential properties due to their scale.
- 8.13 The impact on the residential amenities of the occupiers of properties at Peebles Court and Woodall Court is considered acceptable due to the size and scale of the proposal.

### **Conclusions**

- 8.14 All other relevant policies and considerations, including equalities, have been taken into account. Planning permission should be granted for the reasons set out above. The details of the decision are set out in the RECOMMENDATION.

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London Borough Croydon

**CROYDON COUNCIL**

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16-Oct-2018



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**1 SUMMARY OF APPLICATION DETAILS**

Ref: 18/03746/FUL  
 Location: Land Adjoining 1 Sherlock Close SW16 4BF  
 Ward: Norbury and Pollards Hill  
 Description: Erection of two storey building with accommodation in roof space to provide 1x2 and 2x1 bedroom flats and associated bicycle and cycle storage.  
 Drawing Nos: G44-06/A, G44-04/A, G44-07/A  
 Applicant: Yousuf Kassam Kasim  
 Agent: Mr Gerald Hornsby-Odoi  
 Case Officer: Christopher Grace

	1 bed	2 bed	3 bed	4 bed
<b>Houses</b>	0	0	0	0
<b>Flats</b>	2 (51-53 sqm)	1 (70 sqm)	0	0
<b>Totals</b>	2	1	0	0

Type of floorspace	Amount proposed	Amount retained	Amount lost
Residential	195 sq.m	0 sq m	0 sq m
Number of car parking spaces		Number of cycle parking spaces	
0		4	

1.1 This application is being reported to Planning Sub Committee because the Norbury and Pollards Hill Councillor (Maggie Mansell) has requested it be referred to Planning Committee for consideration.

**2 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) Built in accordance with approved plans
- 2) Materials to be submitted for approval
- 3) No additional windows to be inserted in the north-west flank elevation other than as specified

- 4) Details to be provided:-
  - a) Finished floor levels
  - b) Hard and soft landscaping – including species
  - c) Boundary treatment – including private amenity space enclosures
  - d) Noise insulation measures between buildings
- 5) Refuse storage requirements
- 6) Cycle storage requirements
- 7) 19% reduction in carbon emissions
- 8) 110 litre water consumption target
- 9) Security lighting
- 10) Construction management plan
- 11) SUDs
- 12) Commence within 3 Years

Any other planning condition(s) considered necessary by the Director of Planning and Strategic Transport, and

### **Informative**

- 1) CIL - granted
- 2) Code of Practice regarding small construction sites

Any [other] informative(s) considered necessary by the Director of Planning

## **3 PROPOSAL AND LOCATION DETAILS**

### **Proposal**

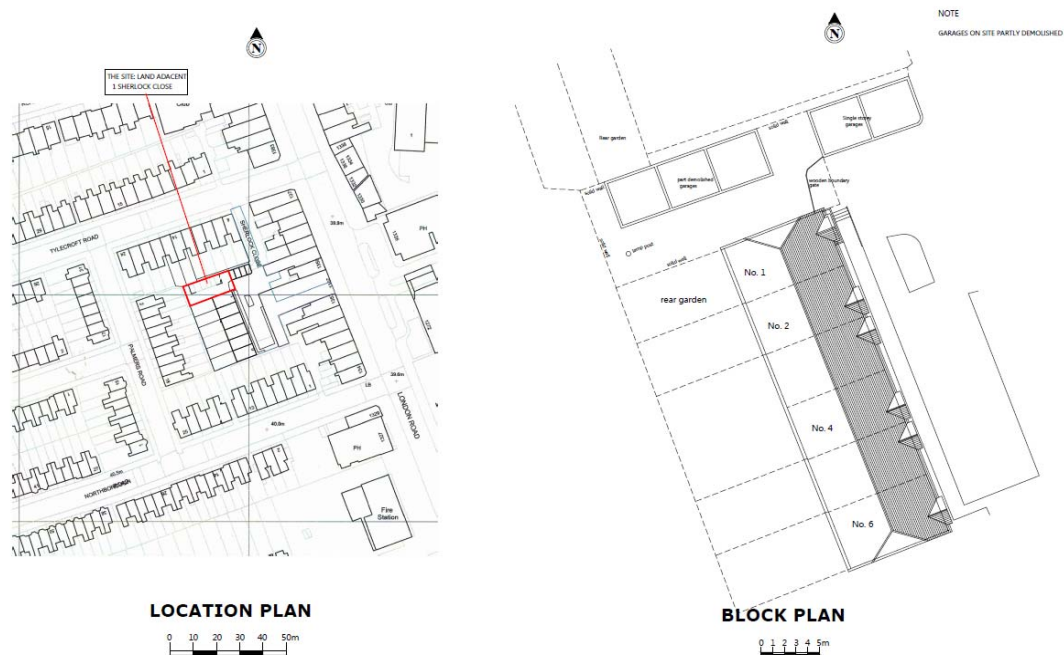


- 3.1 The proposal would involve the erection of a part single/two-storey building, 9.3m high (5.8m at eaves), 8.6m wide, am maximum 12.5m long (including a 3.3m long single storey extension) to provide a total of 2x1 bedroom flats and 1 x 2 bedroom flat (including rooms within the roof-space).
- 3.2 The proposed building would extend the existing terrace of 6 houses which form Sherlock Close.
- 3.3 The proposed building would have a hipped roof and would be constructed of the following materials: roof tiles, brick, render, windows, doors, rainwater

goods and canopy to match existing terrace with single membrane roof to single storey extension.

- 3.4 The proposal would include cycle storage provision for 4 cycles in the rear garden, with refuse storage within the front of the property. The proposal would include extensive landscaping to the rear garden which would be subdivided to provide private amenity space for each of the residential units.
- 3.5 The proposal has been revised to include level access to front and rear for disabled users, alternative internal layout to ground floor flat, an increase the width of the single storey rear extension by 1 metre, the creation of private amenity spaces for all flats and a relocated bicycle storage to rear.

### Site and Surroundings



- 3.6 The site is located to the rear of 1355 London Road forming part of a previous backland housing development which is accessed via a private access road off Tylecroft Road (known as Sherlock Close). There are six existing terraced properties within Sherlock Close that were built as part of planning permission under LBC Ref 03/01083/P.
- 3.7 The site is designated as an Area of High Density, a Primary Shopping Area, a District Centre, an Archeological Priority Area and Surface Water Area (1:100yr). London Road is to the east with Tylecroft Road is to the north, Palmers Road to the west and Northborough Road to the south.
- 3.8 Apart from ground floor units fronting London Road, the surrounding area is essentially residential in character, comprising mainly two-storey terraced properties.

## **Planning History**

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

In 2016, planning permission was granted (LBC Ref 16/00935/P) for the demolition of garages; erection of two storey building with accommodation in roofspace and basement to provide 1x1 bed, 1x2 bed and 1x3 bed flats and provision of associated lightwells; provision of 3 additional parking spaces (partially implemented garages demolished).

In 2015, planning permission was granted (LBC Ref 15/01627/P) for the demolition of garages; erection 1x4 bed house with accommodation in basement and roof-space and provision of associated lightwells; provision of 2.additional car parking spaces, cycle storage and ramped pedestrian access.

In 2003, planning permission was granted (LBC Ref 03/01083/P) for alterations to include new shopfront and erection of first and second floor extensions to provide a unit within Class A1 (retail) on the ground floor with storage at first floor level and 3x1 bed and 1x2 bed flats at second floor level; erection of a terrace of two storey buildings with accommodation in roof-space comprising 6x3 bedroom houses provision of associated parking. The proposal has been implemented but not in respect to cycle provision and layout which required removal of garages to the north and provision of cycle storage.

## **4 SUMMARY OF KEY REASONS FOR RECOMMENDATION**

- 4.1 The principle to provide three flats within a two storey building of a similar scale, mass, height and design has previously been approved on this site in 2016.
- 4.2 The proposed new building would preserve the character of the area and would not harmfully affect the appearance of the street scene along Sherlock Close.
- 4.3 The proposed new building would not have a detrimental effect on the residential amenities of the adjoining occupiers and would provide an acceptable living environment for the future occupiers.
- 4.4 The development would provide an appropriate level of cycle storage for the proposed development, encourage sustainable modes of transport other than the car, incorporate safe and secure vehicle access to and from the site and would have an acceptable impact on the highways network.
- 4.5 The development would incorporate sustainability requirements and incorporate sustainability techniques as part of the overall drainage strategy.

## **5 CONSULTATION RESPONSE**

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



## 6 LOCAL REPRESENTATION

- 6.1 The application has been publicised by way of neighbour letters. The number of representations received from neighbours, local groups etc. in response to notification and publicity of the application were as follows:

No of individual responses: 9      Objecting: 8    Comment: 1

No of petitions received: 0

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

<b>Summary of objections</b>	<b>Response</b>
<i>Overdevelopment</i>	
The area is heavily overcrowded and current infrastructure cannot cope with amount of residents, thus adding additional flats as opposed to houses places a greater burden on services.	The principle of a two storey building on this site has been established through a previous grant of planning permission in 2016. Refer to paragraphs 8.2 of this report.
<i>Appearance</i>	
Obtrusive by design with no sufficient space between the proposed and neighbourng building; extension to rear beyond building line and not in keeping;	Officers consider that the proposal in terms of scale, massing and external appearance creates an acceptable building in scale with surrounding buildings. Refer to paragraph 8.3 of this report.
<i>Light and overlooking</i>	
Loss of light and overlooking/intrusion to neighbouring gardens in Tylecroft Road and Palmers Road; single storey extension will cause overlooking.	Officers consider that the proposal in terms of scale, massing and external appearance creates an acceptable building in scale with surrounding buildings. Refer to paragraph 8.4-8.8 of this report.
<i>Cycle storage</i>	
Several houses on Close had designated cycle and in storage which was never provided the application would need to provide suitable storage facilities.	The proposal would provide suitable cycle storage facilities. Refer to paragraph 8.12 of this report.
<i>Refuse storage</i>	
Refuse storage would be attached to neighbours garage and lead to pest control issues. Assurances required that bins	Officers consider that due suitable refuse storage arrangements and collection would be achieved by the development. Refer to section 8.14 of this report.

will be collected without obstructing access to the close.	
<i>Noise</i>	
Developers have caused Increase noise and disturbance from demolition of garages. Assurances required that development would not occur on a Sunday and as to where materials for the project will be stored as there is a lack of space and possible infringement on access to neighbouring properties via car..	Officers consider that development of the site would result in some noise and disturbance however this would be of a temporary nature during the construction process and the details of a construction management plan would ensure any disturbance is kept to a minimum. Refer to paragraph 8.8 of this report.

### 6.3 Councillors Maggie Mansell has made the following representations:

- Over-development. Since access to this back-land site has been restricted by the development at 2 Tylecroft Road, all residents of Sherlock Close have been inconvenienced by obstructive parking, refuse bins, accumulated rubbish. This problem has proved intractable so new residents should not be added to the list of disgruntled residents.
- Poor access. the single car access road is inadequate for the existing residents, let alone more residents.
- Inadequate refuse and recycling storage.

## 7 RELEVANT PLANNING POLICIES AND GUIDANCE

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

Government Guidance is contained in the National Planning Policy Framework (NPPF), issued in 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:

- Achieving sustainable development (Chap 2)
- Delivering a sufficient supply of homes (Chap 5)
- Promoting sustainable transport (Chap 9)
- Achieving well designed places (Chap 12)
- Meeting the challenge of climate change, flooding and coastal change (Chap14).

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

- 3.3 Increasing housing supply
- 3.4 Optimising housing potential
- 3.5 Quality and design of housing developments
- 3.8 Housing choice
- 3.9 Mixed and balanced communities
- 5.2 Minimising carbon dioxide
- 5.3 Sustainable design
- 5.14 Water quality and wastewater infrastructure
- 5.17 Waste capacity
- 6.3 Assessing effects of development on transport capacity
- 6.9 Cycling
- 7.4 Local character
- 7.6 Architect

Croydon Local Plan: Strategic Policies 2018:

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

Croydon Local Plan Policies 2018:

- DM1 Homes
- DM10 Design and character
- DM13 Refuse and recycling
- DM23 Development and construction
- DM25 Sustainable drainage systems
- DM29 Promoting sustainable travel and reducing congestion
- DM30 Car and cycle parking in new development

## **8 MATERIAL PLANNING CONSIDERATIONS**

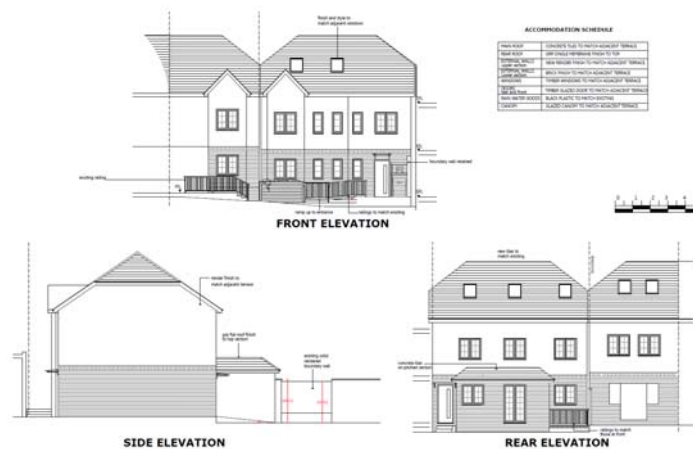
8.1 The main planning issues raised by the application that the committee must consider are:

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

## Principle of Development

- 8.2 The principle involving the removal of the previous garages on this area of land to provide a single building with flats has been established through the previous grant of planning permission in 2016 (which has been partially implemented following the removal of the garages). The main difference with this proposal involves the removal of basement accommodation and inclusion of single storey extension to rear. Therefore provided the proposed building is of a suitable scale, form and design so as not to unduly impact on neighbouring amenity and provides a reasonable standard of accommodation in line with Council policy, the principle of the development would be acceptable proposal would be acceptable.

## Townscape and Visual Impact



- 8.3 The proposed development, would be of similar scale and form to that previously approved at this site and would match the existing properties that make up Sherlock Close. The main difference with this proposal would be removal of basement accommodation and the inclusion of a single storey extension to the rear. The proposed single storey element would extend into the rear garden but would be subsidiary/subordinate to the main building and would be of a reasonable height, form and position so as not to result in undue impact on neighbours either side. The proposed building would be visible from only a few properties and a condition requiring details of materials should ensure a satisfactory finish and thereby preserve the character of the immediate surroundings. Whilst neighbours have raised concerns as to how the proposed building would adjoin the existing terrace however, this would be a building regulation and party wall matter. In townscape terms, the proposal would be acceptable.

## Residential Amenity Privacy, Daylight/Sunlight and Outlook for Neighbours.

- 8.4 The proposed development would be located north at the end of a terrace of six mews houses. The proposed building would adjoin the flank elevation with 1 Sherlock Close and would not extend beyond the front building line with this property.

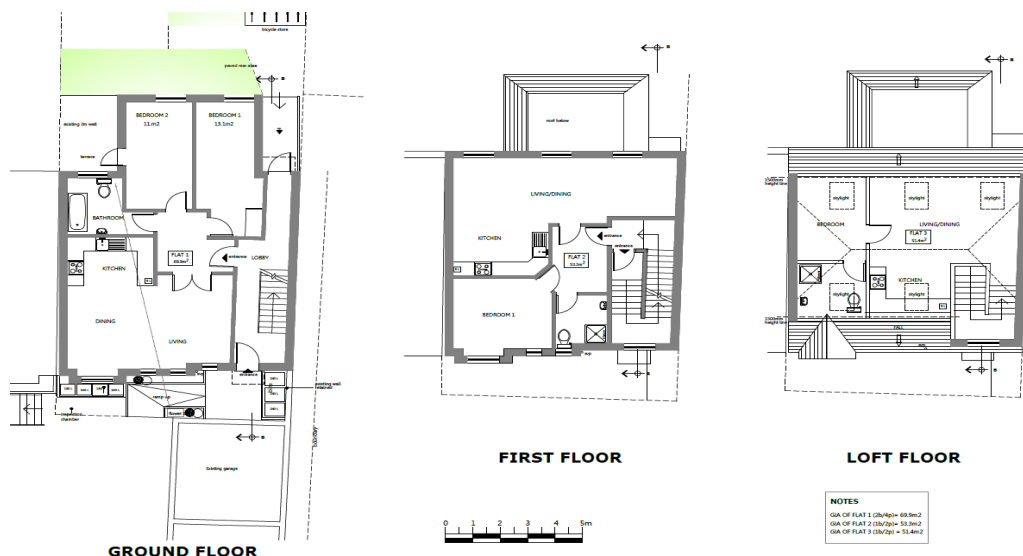


- 8.5 The proposed single storey extension would be 3.6m high (2.8m at eaves), 3.3m in length beyond the main building and would be sited 2.2m from this neighbours 2m-2.3m high boundary. Officers are satisfied that this should not result in undue impact in terms of light or outlook, with a reasonable distance between these properties.
- 8.6 The proposed building would be sited 12m to the south of Tylecroft Road properties and would not result in undue loss light, outlook or privacy issues for these neighbours. The proposed building would be sited 17m to the east of palmers Road properties which should again maintain a reasonable level of outlook and daylight for those neighbouring residents.
- 8.7 The proposal, due to its orientation and the size and location (including limited projection beyond the existing building line) would not result in an unacceptable increase in overshadowing or loss of light/sunlight to the neighbouring properties.
- 8.8 The proposed development would not overly effect the outlook for the occupiers of the existing end of terrace property.
- 8.9 It is acknowledged that there will be some noise and disturbance during the construction process, with pollution and noise a concern expressed by neighbours; although this would be of a temporary nature. Neighbours have expressed concern over previous operation on this site which involved the demolition of the garages. Hours of operation during construction of works is a matter primarily for the environmental health. A planning informative is recommended to advise the applicant to follow the Councils "Code of Practice on the Control of Noise and Pollution from Construction Sites". Provided the applicants follow the code of practice, it is not thought the construction process would lead to significant disruption outside of normal working hours. In view of the enclosed nature of the site and existing access arrangements, a further condition requiring details of construction method including projecting neighbours during the construction process should be approved by the local authority to ensure that the proposal fully safeguards neighbours amenity.

### **Housing Tenure**

8.10 The proposed development would provide 1x2 bedroom flats and 2x1 bedroom flats. CLP Policy SP2 sets out an aspiration for 30% of all new homes outside the Croydon Opportunity Area to have three or more bedrooms and setting a preferred mix on individual sites through the CLP detailed policies and proposals. Whilst the proposed development would not meet this aspiration, the scheme proposes would provide a 2 bedroom 4 person flat which is regarded as playing an equally vital role in the provision of family housing (for the first three years of the Plan).

### Housing Quality/Daylight and sunlight for future occupiers



8.11 The proposed plans would accord with the National Guidelines on housing standards in terms of floor space requirements for two bedroom (4 person) and two one-bedroom flats. Access to the flats would be directly off Sherlock Close. Each of flats would have more than one form of outlook and each room should receive good levels of sunlight and daylight. The proposal would include good internal layout and circulation space.

8.12 The proposal would include ramp access to the ground floor flat to facilitate disabled access. Similarly, each of the flats would have access to a private area of garden space in excess of Mayoral minimum guidelines. The proposal would include landscaping and planting, the details of which would be secured by condition.

### Transport

8.13 The site is located in an area with a PTAL of 3b, (on a scale of 1a-6b where 6b is most accessible). The site is considered to be in a moderately accessible location and consequently, it is proposed that the scheme would be car free. Analysis of census data for the Norbury ward indicates that 59% of flatted occupiers have make no use of the private car. Officers consider that the parking impact of this development would therefore be minimal and in any case, the principle of three residential units has already been found to be

acceptable. A covered secure cycle storage would be provided in accordance with the standards set out in the London Plan which would need to be in place prior to first occupation. In view of the location of the site and the current increase pressure for parking within the Close, it is considered that a car free development would be in accordance with London Plan policies and the CLP in respect to assessing effects of the development in terms of cycling and parking impacts.

### **Sustainability**

- 8.14 The Council would seek new homes to meet the needs of residents over a lifetime and be constructed using sustainable measures to reduce carbon emissions. In line with Policy 5.2 of the London Plan, the development proposals should make the fullest contribution to minimising carbon dioxide emissions. The development would need to achieve a reduction in carbon dioxide emissions of 19% beyond the 2013 Building Regulations and demonstrate how the development will achieve a water use target of 110 litres per head per.

### **Waste**

- 8.15 The proposed plans indicate the location for the waste storage facilities at two points the front of the building within the demise of the site. Neighbours have raised concern over current waste storage facilities associated with this site and neighbouring properties and the increase stress from further bin pressure. The current arrangement involves neighbours bins outside of each property being deposited at the entrance to the Close on the day of collection. The proposed waste facilities for the proposed flats would be similar stored independently within their own enclosure and closer to the entrance point of collection than neighbouring properties. Officers have not raise any concerns in terms of access issues and the proposal should operate in a similar matter to current collection arrangements. Details of the storage facilities, including means off screening should ensure that neighbours amenity is suitably protected in respect to waste issues.

### **Flooding:**

- 8.16 The property has been identified as being located within an area subject to surface water flooding (1 in 100yrs). The applicant has submitted flood risk report which identifies the site within Flood Zone 1 (Low) of the Environmental Agency Flood Map. The report concludes that there would be no risk from fluvial flooding, groundwater, sewers, reservoirs or canals and that the level of surface water flooding would be low enough for the development to proceed. The report appropriately identifies the extent of risk and the need for design solutions to mitigate against storm-water flooding. A planning condition is suggested to secure Sustainable Urban Drainage System (SUDs). Overall, the proposed new development should not increase the risk of surface water flooding and subject to condition proposal complies with the principles of the NPPF in meeting flooding requirements; London Plan policy 5.12 flood risk management; CLP policies SP4 and DM25.

## **Conclusions**

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