

Planning Sub-Committee Agenda



To: Councillor Muhammad Ali (Chair)
Councillor Paul Scott (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, 13 December 2018** at **6.30pm** in **Council Chamber, Town Hall, Croydon, CR0 1NX**

JACQUELINE HARRIS BAKER
Director of Law and Governance
London Borough of Croydon
Bernard Weatherill House
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www.croydon.gov.uk/meetings
Wednesday, 5 December 2018

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

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

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 the previous meeting (Pages 5 - 8)

To approve the minutes of the meeting held on Thursday 8 November 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 9 - 12)

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

5.1 18/04373/FUL Land to The Rear Of 310-312A/B Lower Addiscombe Road, CR0 7AF (Pages 13 - 26)

Erection of a two storey two-bedroom house with associated landscaping (fronting Sherwood Road) following demolition of existing garage.

Ward: Addiscombe East

Recommendation: Grant permission

5.2 18/05085/FUL Venture House, 23-25 High Street, Purley, CR8 2AF (Pages 27 - 36)

The change of use of 25 High Street (ground floor only) from Use Class A1 (retail) to Use Class A3 (cafe) with an ancillary child's play area and amalgamation of units nos. 23 and 25 High Street.

Ward: Purley and Woodcote
Recommendation: Refuse permission

5.3 18/04648/FUL 13 Tindale Close, South Croydon, CR2 0RT (Pages 37 - 52)

Erection of single/two storey front/side/rear extensions and alterations for subdivision into a pair of semi-detached dwellings.

Ward: Sanderstead
Recommendation: Grant permission

5.4 18/02695/FUL 23 The Drive (Pages 53 - 64)

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
Recommendation: Grant permission

5.5 18/04948/HSE 19 Featherbed Lane, CR0 9AE (Pages 65 - 72)

Erection of ground and first floor side and rear extension including increase in ridge height; alterations.

Ward: Selsdon and Addington Village
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 Croydon Council's Planning Sub-Committee held on Thursday, 8 November 2018 at 8:40pm in Council Chamber, Town Hall, Katharine Street, Croydon, CR0 1NX

MINUTES

Present: Councillor Muhammad Ali (Chair);
Councillor Paul Scott (Vice-Chair);
Councillors Toni Letts, Gareth Streeter and Oni Oviri

Also Present: Councillor Stephen Mann

PART A

A71/18 Minutes of the previous meeting

RESOLVED that the minutes of the meeting held on 25 October 2018 be signed as a correct record.

A72/18 Disclosure of Interest

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

A73/18 Urgent Business (if any)

There was none.

A74/18 Planning applications for decision

A75/18 18/01541/FUL 130 Church Road, Upper Norwood, London, SE19 2NT

Demolition of existing single storey side extension and erection of two storey side extension to create 4 additional consulting rooms.

Ward: Crystal Palace and Upper Norwood

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

Charles Park (Agent), spoke in support of the application.

Councillor Scott proposed a motion for **APPROVAL** of the application. Councillor Streeter seconded the motion. There was a request to include in the condition the design details of the parapet.

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

The Committee therefore **RESOLVED** to **GRANT** the application of the development of 130 Church Road, Upper Norwood, London, SE19 2NT.

A76/18 **18/03814/FUL Development site adjoining 2 Fitzroy Gardens, Upper Norwood, SE19 2NP**

Erection of 2no. three bedroom houses with basements with associated parking and landscaping.

Ward: South Norwood

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

Robert Stott spoke against the application.
Adam Shepherd spoke in support of the application.

Councillor Scott proposed a motion for **APPROVAL** of the application. Councillor Letts seconded the motion. There was a request to address the condition of the construction logistic plan (CLP).

Councillor Streeter proposed a motion to **REFUSE** the application on the grounds of over intensification of site which would cause loss of amenity. Councillor Oviri seconded the motion.

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

The Committee therefore **RESOLVED** to **GRANT** the application for the development of Development site adjoining 2 Fitzroy Gardens, Upper Norwood, SE19 2NP.

The meeting ended at 9.17 pm

Signed:

Date:

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PLANNING SUB-COMMITTEE AGENDA

PART 5: 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 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

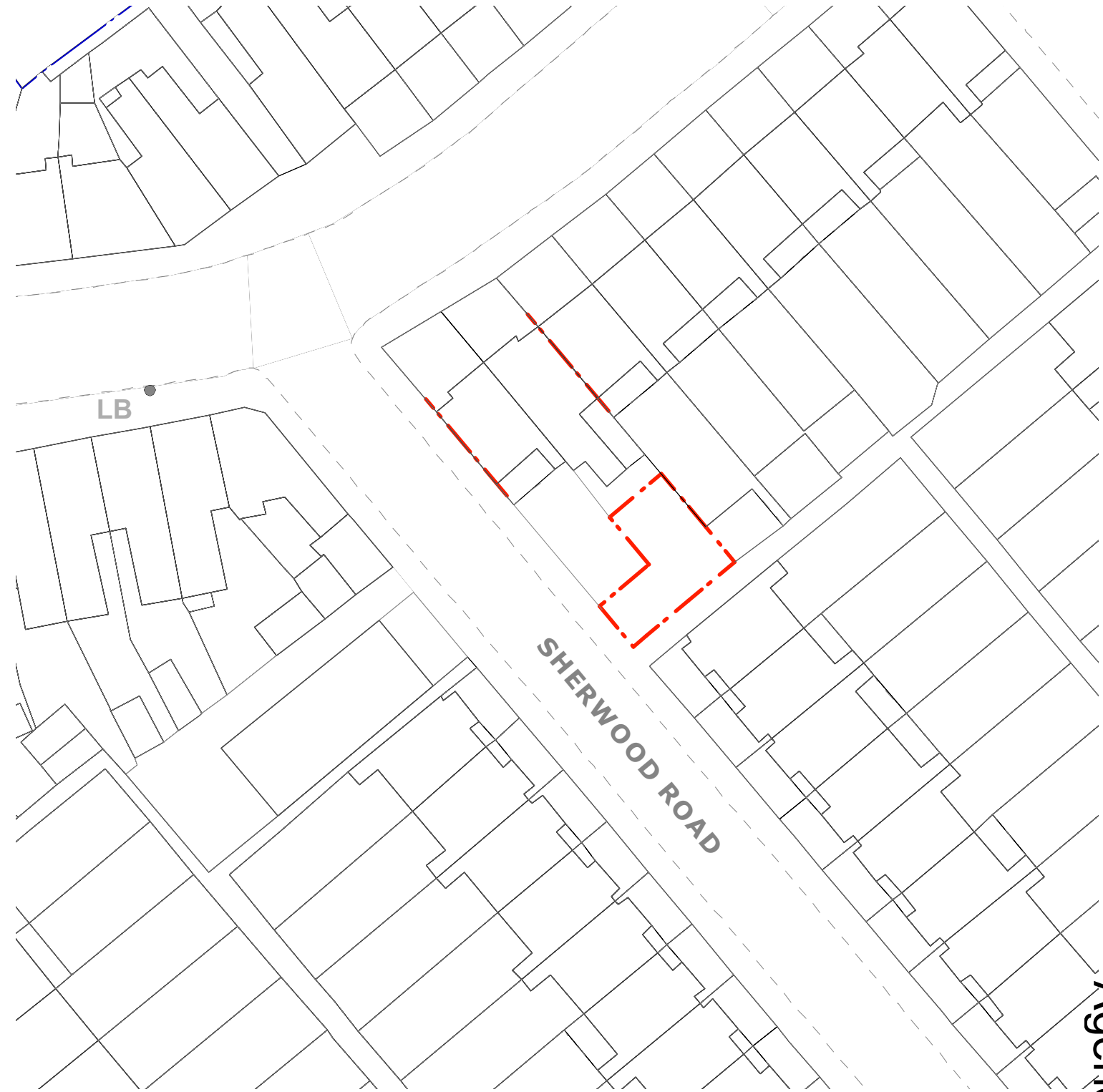
- 9.1 The Committee to take any decisions recommended in the attached reports.

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1 LOCATION PLAN
1:1250



2 BLOCK PLAN
1:500



<p>Adventure in Architecture</p>	<p>KEY Existing Walls Proposed Walls Pr Concrete Wall Pr Block Wall Pr Brick Wall</p> <p>Site Boundary Adjoining Property Walls Removed Ceiling Line Over Cornice Over</p>	<p>SITE PLAN + ORIENTATION</p>	<p>GENERAL NOTE Refer to 000's for existing drawings Refer to 100's for proposed plans Refer to 200's for proposed elevations Refer to 300's for proposed sections Refer to 400's for room elevations Refer to 500's for details Refer to 600's for schedules</p>	<p>STATUS</p> <p>PLANNING</p>	<p>NO. REVISION DATE</p> <p>AUTHOR CHECKED</p>	<p>DO NOT SCALE FROM THIS DRAWING</p> <p>DIMENSIONS Adventure In Architecture takes no responsibility for dimensions obtained by scaling from this drawing. If no dimension is shown the recipient must ascertain the dimension specifically from the architect or by site measurement and may not rely on the drawing. Supply of the drawing in digital form is solely for convenience and no reliance may be placed on any data in digital form. This drawing is issued for design intent only and should not be used for construction unless stated.</p> <p>COPYRIGHT This drawing is the property of Adventure in Architecture Ltd. No disclosure or copy of it may be made without the written permission of Adventure in Architecture Ltd.</p>	<p>Project Stage Date 312B LOWER ADD. PLANNING SEPT 2018 258 Drawn By VT Title OS DATA Scale 1:1250 @A3/ 1:500 @A3</p> <p>Drawing No. / Rev 000</p>
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PART 5: Planning Applications for Decision

Item 5.1

1 SUMMARY OF APPLICATION DETAILS

Ref: 18/04373/FUL
 Location: Land to The Rear Of 310-312A/B Lower Addiscombe Road, CR0 7AF
 Ward: Addiscombe East
 Description: Erection of a two storey two-bedroom house with associated landscaping (fronting Sherwood Road) following demolition of existing garage.
 Drawing Nos: 000, 001, 021, 022, 023, 024, 031 received 03/09/2018, 101 Rev A, 102 Rev A, 103 Rev A, 201 Rev A, 202 Rev A, 203 Rev A, 204 Rev A and 301 Rev A received 25/10/2018
 Applicant: Mr Richard Wood
 Agent: Adventure in Architecture
 Case Officer: Emil Ancewicz

1.1 This application is being reported to Planning Sub Committee because the Ward Councillor (Councillor Maddie Henson) made representations in accordance with the Committee Consideration Criteria and objections above the threshold in the Committee Consideration Criteria have been received.

2 RECOMMENDATION

2.1 That the 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 and reports except where specified by conditions
- 2) Materials to be submitted with samples
- 3) Construction Logistics Plan to be submitted
- 4) Details to be submitted including boundary treatments, hard landscaping materials, SUDs, cycle storage, waste storage
- 5) Removal of permitted development rights for enlargements and outbuildings
- 6) No additional windows above ground floor
- 7) Side and rear facing windows at first floor to be obscure glazed and non-openable below 1.7 metres above first floor level
- 8) 19% reduction in carbon emissions
- 9) Water usage restricted to 110 litres per person per day
- 10) Commencement of development within three years of consent being granted
- 11) Any other planning condition(s) considered necessary by the Director of Planning and Strategic Transport

Informatives

- 1) CIL liability

- 2) Code of Practice for Construction Sites
- 3) Part Wall Act 1996
- 4) Any other informative(s) considered necessary by the Director of Planning and Strategic Transport

2.3 That the Planning Sub 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 proposed development comprises the demolition of existing garage and the erection of a two storey two-bedroom detached house.

3.2 Amendments have been received during the course of the application, changing the design of the proposal. Neighbours were subsequently re-consulted on the revised scheme.

Site and Surroundings

3.3 The site comprises a single storey garage, fronting onto Sherwood Road that forms part of a two-storey mid terraced property located on the south eastern side of Lower Addiscombe Road, close to its junction with Sherwood Road. The garage is missing its rear wall and appears to be being used for storage purposes.

3.4 Sherwood Road is a residential street and the application site is situated at the end of a long terrace of 2-storey houses which have a strong uniformity of character. The L-shaped application site is relatively small with a narrow frontage onto Sherwood Road.

3.5 The site is not subject to any designated constraints.

Relevant Planning History

3.6 92/2466/P - Erection of single storey building for storage purposes – Permission granted

3.7 08/01446/P - Erection of a three-bedroom detached house on land at rear fronting Sherwood Road – Permission refused

3.8 09/00139/P - Erection of a two storey three-bedroom detached house with accommodation in roof-space, fronting onto Sherwood Road on grounds of '*Out of character with surroundings*'; '*increase in overlooking*'; '*overshadowing of adjacent gardens*', '*insufficient provision of car parking*'

3.7 The subsequent appeal was dismissed. The Planning Inspector concluded that the proposed house would have appeared squeezed onto the plot with a cramped appearance with a vertical appearance and little in keeping with the pattern of development found in the immediate vicinity. She also concluded that the window facing onto the rear gardens of properties fronting onto Lower Addiscombe Road would have led to loss of privacy to those neighbours and that the failure to provide any off-street parking would have led to on street parking pressures in the vicinity.

3.8 There is a relevant planning permission in respect of 312 Lower Addiscombe Road (LBC Ref 07/04709/P). This involved the change of use of the ground floor to residential; erection of a porch, rear dormer extension and conversion to form 2x2 bedroom flats – Permission granted. This planning permission included all of the rear garden of 312 Lower Addiscombe Road and the garage building (part of which now comprises the current application site).

4 SUMMARY OF KEY REASONS FOR RECOMMENDATION

- The principle of residential development on the site is acceptable given the established residential character of the area
- The scale and design of the development is appropriate
- There would be no significant harm to neighbours' living conditions
- The living standards of future occupiers would be acceptable and compliant with the Nationally Described Space Standards and the London Plan
- The impact upon highway safety and efficiency is acceptable
- Sustainability aspects of the development can be controlled by planning condition

5 CONSULTATION RESPONSE

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

6 LOCAL REPRESENTATION

6.1 23 letters were sent to adjoining occupiers and following amendments to the scheme, the application, neighbours were re-notified. The total number of representations received from neighbours and local groups in response to notification and publicity of the application are as follows:

No of individual responses: 35 Objecting: 34 Supporting: 0 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, as per the below table:

Substance:	Section addressing the comment:
Out of character with the appearance or architectural rhythm of the area	See paragraphs 8.4 – 8.8
Overdevelopment of the site	See paragraph 8.9
The submitted Daylight & Sunlight Assessment lacks detail	The level of detail is adequate to the small scale of proposed development
Intrusion to the sense of openness of the area	See paragraph 8.3
Insufficient provision of car parking	See paragraph 8.22
Inconvenience and noise during the construction process along with highway safety considerations	This can be addressed through general construction logistics and restrictions on hours of construction – this should not be a significant issue given that the construction process would only result in a short-term inconvenience

Impact on neighbours' living conditions – loss of privacy, daylight, sunlight and overbearing presence on the boundary	See paragraphs 8.11 – 8.18
Impact on future occupiers' living conditions – poor outlook, insufficient floorspace provision	See paragraphs 8.20 – 8.21
Insufficient external amenity space would remain for 314 Lower Addiscombe Road	See paragraph 8.19

6.3 The following matters were raised in representations which are not material to the determination of the application:

- Incorrect supporting documentation failing to correctly reference previous refused applications on subject site [OFFICER COMMENT: The Design & Access Statement submitted on 14/09/2018 as well as subsequent versions of the document acknowledge both previously refused applications. Nevertheless, a Design & Access Statement only constitutes a supplementary document and officers do not hold an obligation to control its content]
- Inaccurate drawings [OFFICER COMMENT: The submitted set of drawings is considered to be of sufficient accuracy for the purpose of determining this planning application];
- Devaluation to neighbouring properties [OFFICER COMMENT: This is not a material planning consideration];
- The proposal would block access to rear gardens of adjacent houses [OFFICER COMMENT: This is not a material planning consideration and would be a separate civil matter];
- The only neutral comment has been made by an individual who does not occupy the declared address [OFFICER COMMENT: This is not a material planning consideration and would be a separate civil matter. The Council received a written confirmation from the agent confirming that the information is accurate and correct.];
- Precedent for similar development is the area [OFFICER COMMENT: This is not a material planning consideration given that any planning application would be considered on its own merits];

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 revised 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, including requiring good design that takes the opportunities available for improving the character and quality of an area and the way it functions.

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

Consolidated London Plan 2011 (LP):

- 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 emissions
- 5.3 Sustainable design and construction
- 5.13 Sustainable drainage
- 6.9 Cycling
- 6.11 Smoothing traffic flow and tackling congestion
- 6.13 Parking
- 7.2 Designing out crime
- 7.4 Local character
- 7.6 Architecture
- 7.14 Improving air quality

Croydon Local Plan 2018 (CLP):

- SP2 Homes
- SP6.3 Sustainable Design and Construction
- DM1 Housing choice for sustainable communities
- DM10 Design and character
- DM13 Refuse and recycling
- DM23 Development and construction
- DM25 Sustainable Drainage Systems and Reducing Flood Risk
- 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 Sub Committee is required to consider are:

1. Principle of development
2. Townscape and visual impact
3. Impact on neighbours' amenities
4. Residential amenity of future occupiers
5. Highways and transport
6. Environment and sustainability

Principle of Development

- 8.2 The principle of development is acceptable. The development would provide an additional home in an established residential area. The other material considerations are discussed below.

Townscape and Visual Impact

- 8.3 The application site fronts onto Sherwood Road to the side of 1 Sherwood Road and to the rear of 310-312A/B Lower Addiscombe Road. The main rear elevation of 310 Lower Addiscombe Road is currently separated by approximately 21.6 metres from the flank wall of 1 Sherwood Road. The proposed building would be situated between these residential properties, reducing the gap to 14.45 metres. Whilst it is acknowledged that the terraces in the vicinity all have gaps between them and the junction of two roads where the rear of one terrace faces the side of another, it is considered that the resultant 14.45 metre gap would still be fit for purpose given that the additional building would not considerably disrupt the sense of openness of this particular location and would be of a relatively low/subordinate scale.



- 8.4 The plot width at the narrowest point is narrower than nearby plots widths. This issue was acknowledged in previously dismissed appeal decision where the Planning Inspector suggested that the house, due to its 'vertical emphasis and fenestration pattern', would have had little in common with the houses in the locality which are more horizontal in form. In this case however, the proposed house would be 2.3 metres lower than the ridge of adjacent terrace which would help to reduced height of the building, thereby offsetting the issues associated with the narrowness of site.
- 8.5 The proposed building would be set forward by 0.2 metre of the main Sherwood Road building line (further set back compared to the scheme the subject of the previously refused application/dismissed appeal). Given the small scale of projection and the fact that existing garage also protrudes forward of the remainder of the terrace, this aspect of the proposal is considered acceptable.

- 8.5 With the adoption of the Croydon Local Plan 2018 and the expectation to deliver additional housing alongside the use of windfall site to assist in the delivery, it is certainly appropriate to re-appraise the previous reasons for refusal and the 2009 appeal decision. Officers have worked hard with the applicant's architectural advisor to arrive at a contemporary design solution which responds positively to the current policy context and the previous appeal decision.
- 8.6 Sherwood Road exhibits a uniform pattern of circa 1900 Edwardian houses. The design of the proposed building is unashamedly contemporary and innovative. Whilst clearly different to the more traditional buildings found in this part of Sherwood Road, this in itself, would not render the scheme harmful. The design of the building would provide an addition to the built character of the road creating visual interest that was certainly not found with the previously refused scheme back in 2009. Furthermore, the proposal would be an improvement in relation to existing arrangements. Currently there is a dilapidated garage, which is proposed to be replaced by an attractive house, albeit with a simple, but yet innovative design. This would be more inviting and would contribute to the character of the street by providing an active frontage presence.



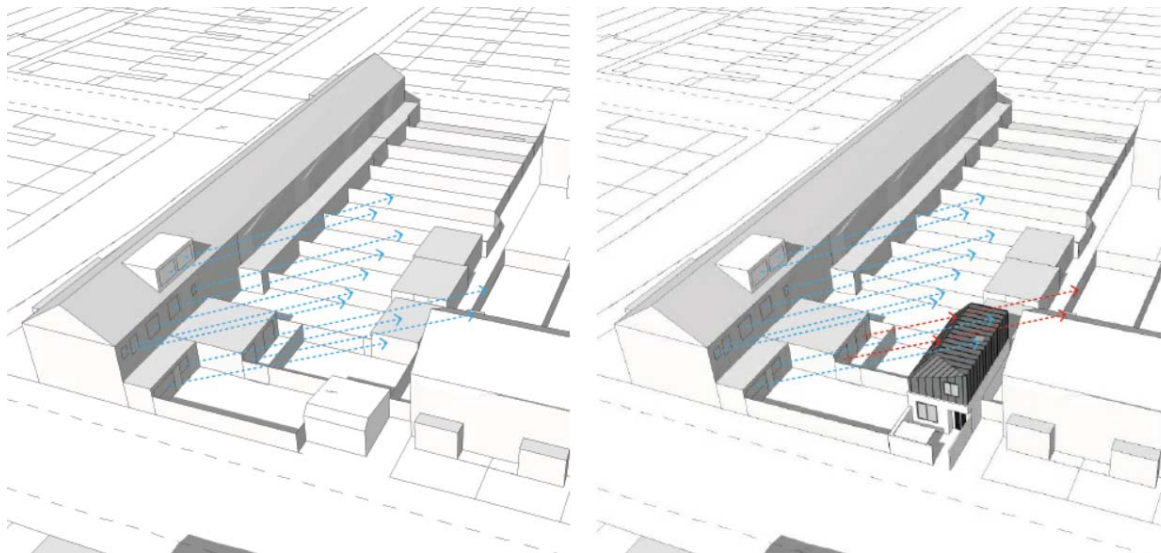
- 8.7 The NPPF is clear that planning policies and decisions should not stifle or discourage innovation, originality or initiative through making unsubstantiated requirements to conform to certain development forms and styles. The development is therefore not considered to harm the character and appearance of the surrounding area and complies with the above policies.
- 8.8 Materials are a key consideration of the proposal and whilst the materials pallet is appropriate, it is recommended that these be submitted for approval.
- 8.9 Whilst residents have argued that existing separation arrangements should be retained, the proposed development is not considered to result in a cramped form of

development, given the site location within a dense urban grain and an acceptable impact on neighbouring sites or future occupiers of the site.

8.10 Overall, in design terms the proposed scheme is considered to be a significant improvement in relation to previously dismissed appeal. Further, the policy position has changed since 2010 (the date of the previous appeal decision) in terms of the need for housing and a more positive approach to such development.

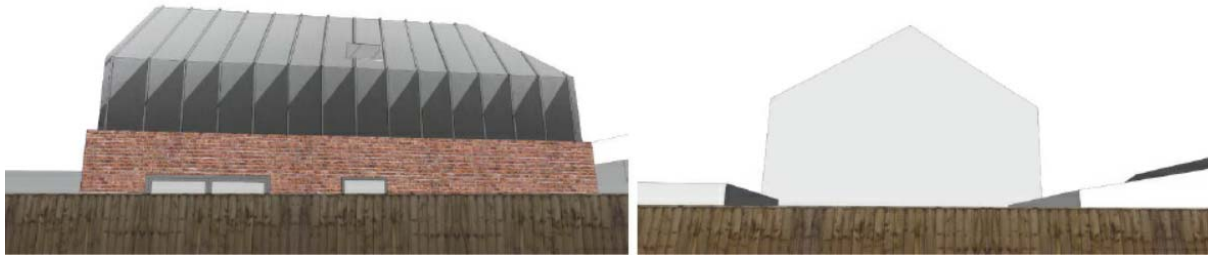
Impact on neighbours' living conditions

8.11 The side wall of the proposed house would be located approximately 14.45 metres away from first floor rear facing windows at 310 and 312A Lower Addiscombe Road and 9.5 metres away from ground floor rear facing windows at 312B Lower Addiscombe Road. The submitted visuals with annotated 25-degree sight lines indicate that only the latter would fail to maintain outlook at 25 degrees. However, given that these windows have some restricted outlook, the resultant reduction in outlook is considered very limited and would not direct a refusal of planning permission.



8.12 It is considered that the use of different materials for the lower and upper floor levels of the house together with removal of roof mass away from 310 and 312 A/B Lower Addiscombe Road, helps to limit the effect of the proposed massing – being softened when viewed from these neighbouring properties. This would be acceptable when compared with existing arrangement.

8.13 The submitted Daylight & Sunlight Assessment provides some basic visuals, illustrating likely impact of the new built form on neighbours' access to daylight or sunlight. Whilst the study lacks detail, it provides a useful overview of likely impacts on neighbours' living conditions. It indicates that most affected ground floor windows at 312B Lower Addiscombe Road would be only affected windows, suffering a small reduction in sunlight during winter months. Overall, there is no evidence to indicate that the development would harm neighbours' amenities through loss of sunlight.



- 8.14 The proposed building would be built up to the rear boundary with 310 Lower Addiscombe Road and would adjoin an outbuilding situated within the rear garden of 314 Lower Addiscombe Road. Whilst there would be some loss of daylight and outlook, the adjacent gardens would continue to provide high levels of amenity to neighbouring occupiers.
- 8.15 The building would be set off approximately 5.8 metres from the boundary with existing rear garden at 312B Lower Addiscombe Road. Whilst the garden to this neighbouring property is only 3.5 metres deep (as a consequent of the extent of a ground floor extension) the separation distance of 5.5 metres would be suitably adequate to limit loss of light to this garden.
- 8.16 Two ground floor and one roof windows would be inserted in the north-western elevation of the building (facing onto 310-312A/B Lower Addiscombe Road). The views between ground floor windows would be mostly obscured by the presence of fencing, whilst the distance to first or second floor windows would account to 14.45 metres, which is considered sufficient to prevent excessive overlooking between subject site and Nos. 310-312A/B Lower Addiscombe Road. The proposed roof-light (which would light the stair case enclosure) is proposed to be obscure glazed. The policy position has evolved substantially since 2010 (the date of the previous appeal decision) with a 14-metre window to window separation being more acceptable in this dense urban situation.
- 8.17 In terms of overlooking into the garden of 314 Lower Addiscombe Road, it is considered that a strong perception of overlooking already exists in the immediate area. The garden associated with 314 Lower Addiscombe Road can already be viewed from a number of rear-facing windows of properties on Lower Addiscombe Road. Thus, it is considered that one additional first floor window would not substantially alert existing conditions and, in any case, the applicant has proposed the use of obscured glazing to this north east facing first floor window (facing out over the adjoining outbuilding and the ends of other gardens attached to Lower Addiscombe Road properties. It is therefore considered that the proposed development would not unacceptably affect neighbours' living conditions in terms of privacy – especially in view of the suggested planning condition requiring use of obscure glazing (up to 1.7 metres above first floor level).
- 8.18 As the proposed building would not project beyond the rear wall of the adjoining property on Sherwood Road, the development is not considered to affect the privacy, outlook or light enjoyed by the occupiers of 1 Sherwood Road.
- 8.19 The proposed subdivision of the plot would allow less than half of the plot to be retained for the host property, but it would not reduce the extent of existing private garden area currently available for the occupiers of 312B Lower Addiscombe Road. The 2007

approved plans (referring back to paragraph 3.8 above - LBC Ref 07/04709/P) indicated that the entire plot was to be dedicated as private amenity space for the ground floor flat. However, aerial photographs indicate that a fence splitting the garden in two has been in existence since at least 2010, with the remaining part of the garden remaining unused. Thus, the presence of the fence created an established arrangement in the form of a smaller garden which would now be immune from planning enforcement. Therefore, the proposed development would not reduce the extent of external amenity space available for 312B Lower Addiscombe Road and an exception to policy can be justified in the particular instance.

Residential Amenity of Future Occupiers

- 8.20 The proposed two-bedroom dwelling would meet the minimum floorspace requirements of the Nationally Described Space Standards for units of this type. The internal rooms are considered to be of acceptable size, with adequate light and outlook provided.
- 8.21 A 35 square metre private garden for the dwelling would be provided to the side, well in excess of Croydon Local Plan requirement. The development would therefore be acceptable in terms of living conditions for future occupiers.

Highways, Parking and Waste Matters

- 8.22 The site is located within a PTAL accessibility rating of 4. Given the good PTAL rating and low level of occupancy it is thought that car-free development would be acceptable in this instance. Again, the policy position have evolved since 2009 and the proposal has reduced in scale significantly compared to the 2009 refused scheme. Therefore, given the scale of development proposed, the lack of on-site car parking is considered acceptable and should not materially reduce highway safety and/or on street car parking capacity.
- 8.23 Two cycle parking spaces and a refuse storage area would be provided for the house (tucked in behind the proposed boundary fence). Further details of the store will be secured by a planning condition to ensure that it is provided in a visually acceptable manner.
- 8.24 Overall, it is not considered the development would significantly alter the safety and efficiency of the surrounding highways network.

Environment and Sustainability

- 8.25 Planning condition is proposed 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.

Other planning issues

- 8.26 Whilst the development is of a relatively small scale, it is considered prudent to control construction activity through the use of a Construction Logistics Plan which will be required by way of a planning condition.

8.27 The Community Infrastructure Levy would offset any additional pressures put on local infrastructure of services.

Conclusions

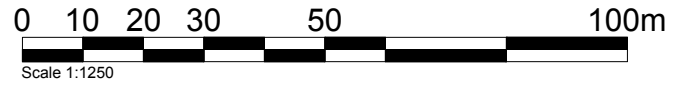
8.28 It is recommended that planning permission should be granted for the proposal, as it would be acceptable in all respects, subject to conditions.

8.29 All other relevant policies and considerations, including equalities, have been taken into account.

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NOTES
 -Do not scale from this drawing, except for planning purposes.
 -Check all dimensions on site.
 -Subject to survey.
 -Subject to site inspection.
 -Site boundary lines are indicative only.



SITE LOCATION PLAN

Rev	Date	By	Description
-	-	-	-

Revision Schedule

project
 Venture House
 Purley
 -
 -
 title
 Site Location Plan
 -
 -

drawing status PLANNING		scale 1:1250 @ A4
contract no. -	date OCT 2018	checked by MJ
client ref. -	drawn by DR	revision -
project no. P16-299	drawing number 00(00)P105	

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PART 5: Planning Applications for Decision**Item 5.2****1.0 SUMMARY OF APPLICATION DETAILS**

Ref:	18/05085/FUL
Location:	Venture House, 23-25 High Street, Purley, CR8 2AF
Ward:	Purley and Woodcote
Description:	The change of use of 25 High Street (ground floor only) from Use Class A1 (retail) to Use Class A3 (cafe) with an ancillary child's play area and amalgamation of units nos. 23 and 25 High Street.
Drawing Nos:	00(00)P105; 00(PL)P102-P01; 001A; 002; Planning Statement prepared by Boyer Planning - reference 18.5121 and dated 15 October 2018; Marketing Letter from Stiles Harold Williams Partnership LLP dated 26 June 2018.
Applicant:	N/A
Agent:	Mr Ben Pope (Boyer Planning)
Case Officer:	Rachel Gardner

	Existing gross internal floor space (square metres)	Proposed gross internal floor space (square metres)
A1 - Shops	66.9	0
A3 – Restaurants and cafe	134.6	201.5
Total	201.5	201.5

- 1.1 This application is being reported to committee because the ward councillor Councillor Simon Brew has made a representation in accordance with the Committee Consideration Criteria and requested committee consideration.

2.0 RECOMMENDATION

- 2.1 That the Planning Committee resolve to REFUSE planning permission
- 2.2 That the Director of Planning and Strategic Transport has delegated authority to issue the planning refusal for the following reason(s):
- 1) The proposal would further undermine the vitality and viability of the main retail frontage within the Purley District Centre as it would result in a cumulative loss of A1 units within this area, whereby it would result in more than 60% of the ground floor units falling outside the A1 Use Class. As such, the proposal fails to comply with Policy DM4.2 of the Croydon Local Plan (2018).
 - 2) Any other reason(s) for refusal considered necessary by the Director of Planning and Strategic Transport

Informatives

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

3.0 PROPOSAL AND LOCATION DETAILS

3.1 The proposal includes the following:

- Change the use of the ground floor unit of 25 High Street from use class A1 (retail) to use class A3 (café) with an ancillary child's play area
- Amalgamation of the ground floor units of 23 and 25 High Street.

Site and Surroundings

- 3.2 The subject site involves two ground floor units of a 3-storey building at No.23 and 25 High Street.
- 3.3 No. 23 and 25 High Street are currently vacant and No. 25 was most recently used as an opticians (use class A1) and was vacated in early 2012, and No. 23 was most recently used as a restaurant and bar (use class A3) and was vacated in late 2012.
- 3.4 The subject site is located within the Purley District Centre and primary shopping area as identified by the Proposals Map attached to the Croydon Local Plan (2018).

Planning History

3.5 The relevant planning history for the subject site includes:

18/03252/FUL - Planning permission refused on 12.10.2018

The change of use of 25 High Street (ground floor only) from Use Class A1 (retail) to Use Class A3 (cafe) with an ancillary child's play area and amalgamation of units nos. 23 and 25 High Street.

Reason for refusal:

1. The proposal would further undermine the vitality and viability of the main retail frontage within the Purley District Centre as it would result in a cumulative loss of A1 units within this area, whereby it would result in more than 60% of the ground floor units falling outside the A1 Use Class. As such, the proposal fails to comply with Policy DM4.2 of the Croydon Local Plan (2018).

The applicant has appealed the refusal, which is under consideration by the Planning Inspectorate (Planning Inspectorate ref: APP/L5240/W/18/3215423)

3.6 In relation to neighbouring sites, the following planning application for 21 High Street, Purley, CR8 2AF is a material consideration for the subject application:

Reference: 16/02320/P - Proposal description: Use as a health care service -
Decision: Refused on 08.07.2018

The proposal was refused as it would result in the loss of an “A” use class. Notably, in the officers report it states that the 21 High Street was a vacant Class A2 (Professional and Financial Services) unit.

4.0 SUMMARY OF KEY REASONS FOR RECOMMENDATION

- The proposal would further undermine the vitality and viability of the main retail frontage within the Purley District Centre as it would result in a cumulative loss of A1 units within this area.

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 18 letters of notification to neighbouring properties in the vicinity of the application site. The number of representations received from neighbours, and Councillor Simon Brew in response to notification and publicity of the application are as follows:

No of individual responses: 2 Objecting: 0 Supporting: 2 Comment: 0

6.2 The following matters were raised in the representation received from Purley & Woodcote Residents Association:

- The subject units are vacant and the proposal would bring the units back into use
- The use is needed across the road from the leisure centre
- The units have been widely marketed.

6.3 The following matters were raised in the representation from Councillor Simon Brew:

- The subject units are vacant and the proposal would bring the units back into use and increase footfall on the High Street.
- Providing a wider benefit to Purley residential and business community

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:

- Ensuring the vitality of town centres

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

7.4 Consolidated London Plan 2015

- 4.7 Retail and town centre development
- 4.8 Supporting a successful and diverse retail sector and related facilities and services
- 6.3 Assessing effects of development on transport capacity
- 6.9 Cycling
- 6.13 Parking
- 7.4 Local character

7.5 Croydon Local Plan 2018

- DM4 Development in Croydon Metropolitan Centre, District and Local Centres
- DM10 Design and Character
- SP8 Transport and communication

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. Amenity impacts to neighbouring properties
3. Traffic and parking

Principle of Development

8.2 The London Plan and Croydon Local Plan identify appropriate use of land as a material consideration to help to ensure that the vitality and viability of district centres and retail frontages are maintained.

8.3 Policy DM4.2 and associated Table 5.3 of the Croydon Local Plan (2018) states that within the borough's District Centres and on main retail frontages, A1 uses are accepted in principle however, A2-A4 uses are accepted in principle as long as the proposal does not result in more than 60% of the ground floor units falling outside the A1 Use Class, so as to ensure that District Centres maintain the vitality and primary function for retailing.

8.4 The lawful use of the ground floor unit of no. 23 High Street is already considered to be Use Class A3. The proposal seeks to change the use of the ground floor unit of No. 25 High Street from Use Class A1 to A3. The principle of A3 can be accepted in principle if it does not result in more than 60% of the ground floor units falling outside the A1 Use Class.

8.5 The Local Plan outlines that for the purposes of calculating the percentage of non-A1 uses within a given frontage, the Council will apply a rule of seven units either side of

the subject property and an equal number of units on the opposite site of the road (if the frontage designation extends there also).

8.6 Figure 1 below shows the main retail frontage within the Purley District Centre, the subject site and the area surveyed for their current and lawful uses, in accordance with guidance contained within Table 5.3 and Appendix 2 of the Local Plan.

8.7 The surveyed area (marked by a blue circle in Figure 1 below) contains 10 units and from officers surveys it was found that 4 of these units, or 40% had an A1 Use. Therefore, the proposed development involving the loss of one A1 unit would result in only 3, or 30% of the surveyed units with an A1 use. This would result in a further deficit of A1 units beyond the minimum 60% required by Policy DM4.2 of the Local Plan. It is noted that the applicant was sent a copy of the officer's survey results and they were not disputed.

8.8 For thoroughness, a survey was undertaken of the uses of units within a wider area of the main retail frontage (marked with a green circle in Figure 1 below). However, this survey also found that the proposed development would result in only 35% of this surveyed area being within an A1 Use.



Figure 1: Main retail frontage and surveyed area

8.9 The applicant has submitted some marketing evidence for the units but this is considered to be incomplete and not comprehensive, outlining that the units have been unsuccessfully marketed for a period of time. Additionally Policy DM4.2 is not a policy whose application is dependant on marketing information.

- 8.10 The Council's Annual Monitoring Report details that Purley District Centre had a vacancy rate of 18% in 2017, whereby the highest vacancy rate between 2008-2017 was 23% and the lowest vacancy rate in this period was 13%. The applicant has indicated that there is a prospective end user for the proposed development however, given the existing vacancy rates within the Purley District Centre, there appears to be sufficient opportunity for this end user to occupy an alternative unit within this District Centre which already has a lawful A3 use.
- 8.11 Furthermore, it is noted that the lawful use of the ground floor unit of No. 23 is A3 (restaurant/ café) and so could be occupied without requiring permission whilst protecting the viability and vitality of the district centre from further harm.
- 8.12 In the submitted documentation the application has stated that the ground floor unit of No. 25 is set back from the street frontage and therefore does not benefit from the level of foot traffic that other units do along the High Street. Whilst this may be the case, the unit is off a passageway linking High Street to Brighton Road which passes directly in front of the shopfront of No. 25, making it part of the Main Retail Frontage. Furthermore, if amalgamated in to no 23, this would form one large non-A1 use directly on the High Street.
- 8.13 Finally, it is noted that the proposal is not significantly different from application ref 18/00144/FUL which was refused under delegated powers, which is a material consideration.
- 8.13 The proposal would result in the cumulative loss of A1 units and represents more than 60% of the ground floor units falling outside of the A1 use class within the Purley District Centre. A1 uses are required to maintain the vitality and viability of retail frontages and a further shortfall of this use would cumulatively undermine the function of this retail frontage and District Centre. As such, the proposal fails to comply with Policy DM4.2 of the Croydon Local Plan (2018).

Residential Amenity for Neighbours

- 8.14 The proposal does not involve any external changes to the building and therefore no loss of light, outlook or privacy is anticipated to any neighbouring properties.
- 8.15 The proposed change of use is not anticipated to generate additional noise levels beyond the existing lawful use, nor noise levels above what is expected for this location within the Purley District Centre.
- 8.16 Had the application been supported it would have been considered suitable to impose a condition regarding the operating/ opening hours of the resultant units and details of ventilation equipment be submitted.

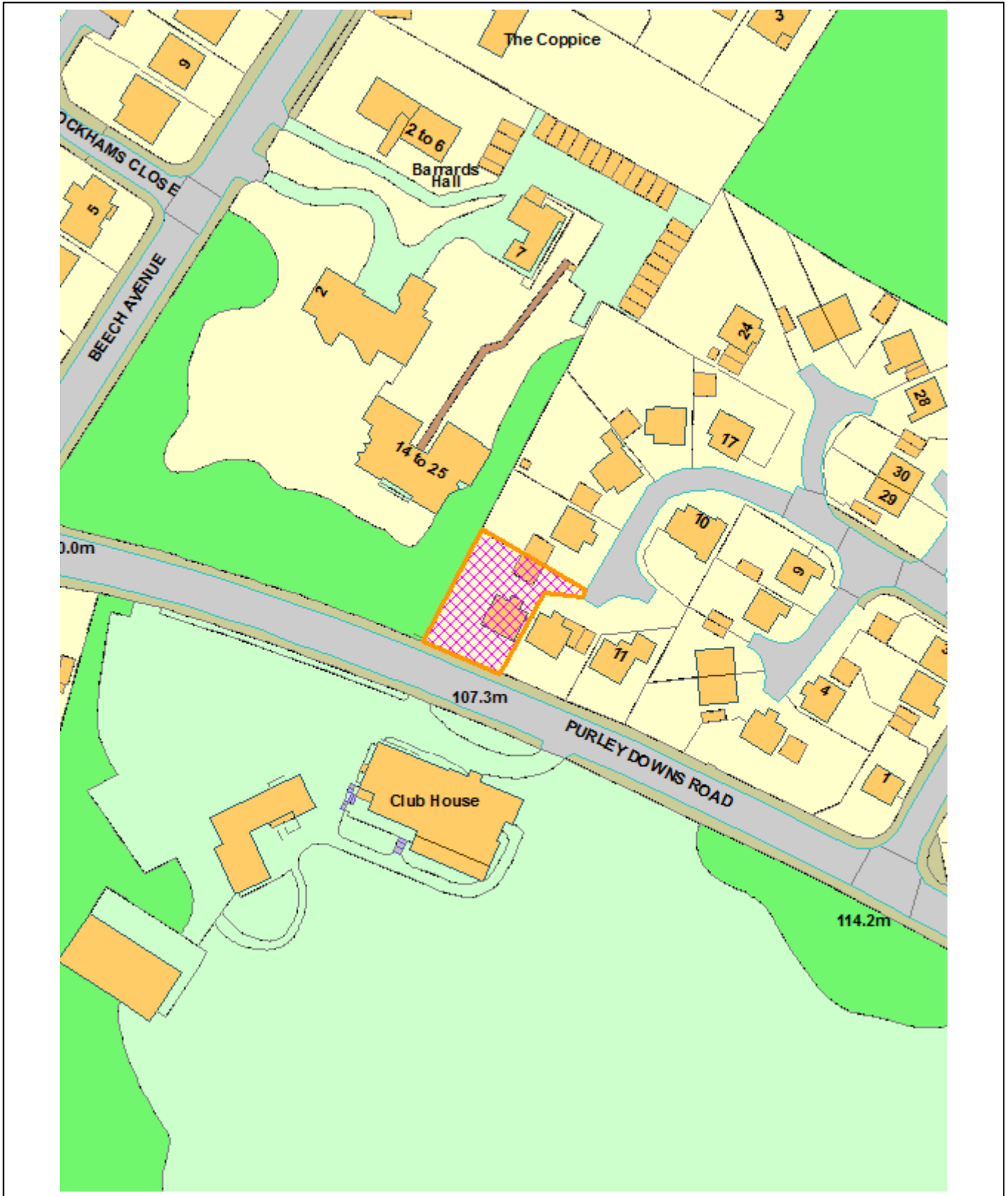
Traffic and Parking

- 8.17 The London Plan does not require any on-site parking, nor cycle parking for the proposed A3 unit, as the size of this unit does not trigger the minimum threshold for when car parking and cycle parking standards would apply.

Conclusions

- 8.13 The principle of development is not considered acceptable as the proposed change of use, and loss of an additional A1 unit within the main retain frontage and Purley District centre would further undermine the vitality and viability of these areas.
- 8.14 All other relevant policies and considerations, including equalities, have been taken into account.

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PART 5: Planning Applications for Decision

Item 5.3

1 APPLICATION DETAILS

Ref: 18/04648/FUL
 Location: 13 Tindale Close, South Croydon, CR2 0RT
 Ward: Sanderstead
 Description: Erection of single/two storey front/side/rear extensions and alterations for subdivision into a pair of semi-detached dwellings.
 Drawing Nos: J003034/DD01; J003034/DD02; J003034/DD03; J003034/DD05; J003034/DD06; J003034/DD07; J003034/DD08; J002740/DD09; Arboricultural Implications Assessment and Method Statement – prepared by Broad Oak Tree consultants Limited – Ref: J48.56 and dated 23/07/2018.
 Agent: Mr James Webzell
 Case Officer: Rachel Gardner

	Studio	1 bed	2 bed	3 bed+	Total
Existing Provision	-	-	-	1	1
Proposed Provision	-	-	-	2	2

	Number of car parking spaces	Number of cycle parking spaces
Existing Provision	2	0
Proposed Provision	2	4

- 1.1 This application is being reported to Planning Sub-Committee because the Ward Councillor, Councillor Tim Pollard made representation in accordance with the Planning Committee Consideration Criteria and requested committee consideration.

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) The development shall be carried out wholly in accordance with the approved plans and documents except where specified by conditions

- 2) Tree Protection measures in place prior to works beginning on the site, including storage of materials, appropriate ground protection, fencing and foundations
- 3) Construction management plan
- 4) The front facing window of bedroom 04 of the northern most dwelling shall be obscure glazed up to 1.7m from the floor in which it is installed
- 5) Materials to match the existing dwelling
- 6) New paving to be permeable
- 7) Removal of permitted development rights
- 8) Car and cycle spaces and refuse store arrangements in place prior to first occupation
- 9) To commence the development within 3 years
- 10) Any other planning condition(s) considered necessary by the Director of Planning and Strategic Transport

Informatives

- 1) CIL
- 2) Code of Practice on the Control of Noise and Pollution from Construction Sites
- 3) 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 single storey front and rear extension to existing house
- Erection of a part single, part 2-storey side extension as a separate dwelling
- Provision of cycle and refuse stores

3.2 It is noted that planning permission (ref: 17/04278/FUL) was granted for a very similar proposal by the local authority on 6th October 2017 however, it is noted that this planning permission has not been implemented. Details of this are included in the planning history section of this report.

Site and Surroundings

3.3 The application site comprises a 2-storey detached dwelling comprising 5 – bedrooms and benefits from a single storey front porch element, raised rear decking and detached double garage which is attached to the neighbours garage at No. 14.



Figure 1: View of the subject site from Tindale Close.



Figure 2: Image of the front of the existing dwellinghouse

- 3.4 The surrounding area is predominately residential in nature, with Tindale Close characterised by similar style 2-storey properties. To the north-west of the site is a flatted development. The rear of the site adjoins Purley Downs Road however, it does not address this street with the high level rear boundary fence. Purley Downs Golf Club is located on the southern side of Purley Downs Road.



Figure 3: View of the rear of the property from Purley Downs Road

- 3.5 The site is subject to a Tree Protection Order, No. 145 of 1962. Most notably there is a large Beech tree to the north-west of the application site.
- 3.6 The site is not located within a conservation area.

Planning History

The following planning decisions are relevant to the application:

- 3.7 06/04079/P – Permission granted 22.11.2006
Retention of decking at the rear
- 3.7 14/04937/P – Permission refused 05.02.2015
Erection of detached 2 bedroom dwelling at side and provision of associated parking

Refused on grounds of overdevelopment, out of character with surrounding area, impact on protected trees.

Appeal dismissed on same grounds

It is noted that since this planning application was refused that there has been changes to planning policy. In addition, the subject proposal incorporates a greater setback to the western side boundary, is positioned closer to the street and is not considered to adversely impact on the protected trees.

3.8 17/00216/HSE – Permission granted 10.03.2017

Erection of two storey side extension and single storey front extension, extension to decking

3.9 17/01693/HSE – permission granted 02.06.2017

Erection of two storey side extension, single storey extension to existing porch, decking and single storey rear extension

3.10 17/04278/FUL – Permission granted by Planning Sub-Committee on 06.10.2017

Erection of single/two storey front/side/rear extensions and alterations for subdivision into a pair of 4 bedroom semi-detached dwellings

The subject proposal is very similar to this recently approved scheme. The main changes involve increasing the width of the building by 1.2 metres to the western side and reducing the depth of the proposed single storey rear extension by approximately 1.5-1.6 metres. It is also noted that the bin store has been altered to accommodate new council refuse requirements.

4 SUMMARY OF KEY REASONS FOR RECOMMENDATION

- The proposal is very similar to a previous application approved by Planning Committee. The scheme differs in the depth and width of the extension to form a new unit. Whilst the proposal is considered in detail below, it is not considered to have significantly different impacts than the previous consent.
- The proposed extension and new unit would not have a detrimental impact on the amenity of the street scene in this part of Tindale Close. It would be out of the direct line of sight when approaching this part of Tindale Close and would not be immediately visible in the wider street scene and would be partly screened, particularly at ground floor level by the existing detached garage.
- The proposed ground floor rear extension would be 2.85 metres in depth and the overall dwelling would protrude approximately 4.6 metres beyond the rear of the eastern adjoining property, No. 12. The proposed single storey rear extension has been reduced in depth by 1.5 metres from the previously approved scheme LBC Ref 17/04278/FUL, and therefore the

subject proposal would have a reduced impact on this neighbour when compared to the previously approved scheme.

- The proposed extension would be generously separated from the rear of 14 Tindale Close (by 15.5 metres) which is considered a significant enough distance to protect residential amenities. This setback to the northern adjoining property has already been accepted in principle by the local planning authority under previous planning application including LBC Ref 17/04278/FUL.
- The formation of two separate units would be acceptable given the amenities of the future occupiers. Car parking, cycle parking and details of refuse storage and collection would also be acceptable.
- The proposal would encroach very slightly into the Root Protection Area of the protected Beech tree. However screw pile foundations are proposed which would be acceptable, allowing the health of the tree to be maintained. The current proposal would have no greater impact on roots than the previously approved scheme LBC Ref 17/04278/FUL.

5 LOCAL REPRESENTATION

5.1 The application has been publicised by way of 14 letters sent to adjoining occupiers of the application site.

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: 8 Objecting: 8 Support: 0

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:

- Overdevelopment of the site
- Out of character with neighbouring properties
- Insufficient parking and vehicle access
- Insufficient bin storage (both on-site and at collection point)
- Obstruction to refuse and emergency vehicles (Officer Comment: The proposed development would be contained within the boundaries of the site.)
- Compromised rear access to No. 10 Tindale Close (Officer Comment: It is not clear how the proposed development would compromise the rear access to this property. The proposed development is entirely within the boundaries of the site)
- Impact on protected trees
- Loss of green space apart of a green corridor and loss of wildlife habitat
- Impact on drainage system
- Overlooking to flats within Barrads Hall and No. 14
- Loss of light to No. 14 and 15

- Increased noise and disturbance
- Impact, including noise, dust and disruption from construction works
- Inaccurate plans and discrepancy of plans with the land registry title plan - (Officer comment: See section 5.5 below)

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

- Issues with ownership over parts of the land which is communal – (Officer Comment: This is not a material planning consideration and is to be dealt with through civil action.)
- Increase pressure on sewers – [Officer Comment: The Council has no jurisdiction over the sewer system and these issues should be raised with Thames Water.]

5.4 Councillor Tim Pollard made the following representation:

- Inaccurate and misleading drawings
- Loss of privacy to neighbours
- Overdevelopment of the site
- Potential damage to protected trees.

5.5 It is noted that representations raised issue with the accuracy of the submitted plans and these matters are addressed as follows:

- The tree canopies have not been depicted correctly – (Officer Comment: The tree canopys are indicative only. A detailed arboriculture report has been submitted as part of the application which includes satisfactory details regarding size, health, type of trees on the site).
- The plan omits the boundary line between the subject site and Barrads Hall (Officer Comment: The submitted existing and proposed site plan clearly shows all site boundaries and the existing and proposed buildings and their relationship to the site boundaries.)
- Plans have shown a limited width to the driveway (Officer Comment: The measurements of the vehicle access, driveway and garages appears to be correct from officers site visit.)
- Plans have shown the subject site at ground level (The existing and proposed side elevations show the gradient of the site, including the fairly level access at the front and the rear of the property raised from the ground level.)

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
- DM43 Sanderstead

6.4 The relevant Supplementary Planning Guidance is as follows:

- London Housing SPG (March 2016)
- The Nationally Described Space Standards (October 2015)
- SPD2 Residential Extensions and Alterations

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 single dwellinghouse.

7.3 Planning permission has previously been granted (ref: 17/04278/FUL) by the local authority to extend the property to the side and rear and construct an additional dwellinghouse of the site, and therefore the principle of intensification of the existing residential use on the site has already been established.

7.4 Therefore, the principle of a new unit on the site is established.

Townscape and Visual Impact

7.5 The proposed 2-storey side extension would not have a set back at first floor level. Nevertheless, this is considered acceptable in this instance as it would not cause any terracing effect, identified by SPD2 as to be avoided, as there is no neighbouring occupier to this side of the property. Furthermore, the proposed extension would be in south-west corner of the cul-de-sac and due to the tight nature and layout of this area of Tindale Close, views of the extension would not be possible until one is well within the cul-e-sac. As the majority of the extension would be well screened by the existing garages to the front of the application site, the proposal would not have a dominating impact on the streetscene. This has been established as being acceptable through the previous application.

- 7.6 The proposed 2-storey side extension would be of similar design and proportions to the existing dwelling as it incorporated a pitched roof form, front porch element, matching window detailing and materials. As such, the proposed new dwelling would be sympathetic to the existing and the relatively uniform character of the streetscene. The increased width, beyond the previous approval, does not give rise to an unbalanced or overly dominant or long built form.
- 7.7 The proposed ground floor rear extension would be subordinate to the host building as it is single storey in height, incorporates matching materials and proportions and detailing which respect the host building. Whilst the proposed rear extension would protrude more than 3 metres beyond the rear of the neighbouring property, the depth of the extension has been reduced by 1.5 metres from the previously consented scheme (ref: 17/04278/FUL).
- 7.8 The submitted plans have shown a cycle and refuse store to be located at the front of the dwellings. The location of these are considered acceptable as they will not be highly visible within the street scene and they are in accessible and convenient locations. The stores appear to be modestly proportioned, robust, and covered and it is suitable that they be constructed of materials to match the existing dwelling.
- 7.9 Representations have raised concern that the proposal would result in the overdevelopment of the site. The principle of an additional dwelling and extensions of similar size has already been accepted in principle on the site under previously consented schemes. Nevertheless it is noted that the London Plan sets out indicative density ranges for sites. The desired density range for the site would be 35-55 units per hectare and the proposal presents 35 units per hectare which is within, and at the lower end of, the indicative desired density range for the site.

Impact on Neighbouring Residential Amenity

- 7.10 The immediately adjoining properties, including No. 12 and 14 Tindale Close and the residential flats at Barrards Hall would be most sensitive to the proposed development and the resultant impact on these properties is discussed below.

12 Tindale Close

- 7.11 A ground floor rear extension, which is 1.5 metres deeper than the proposed ground floor rear extension of the subject application has already been considered acceptable in terms of its impact on No. 12 Tindale Close. As such, the subject proposal would result in a reduced impact on this neighbour. The impact is therefore considered acceptable.
- 7.12 The proposal does not incorporate any side facing windows to this neighbouring property and therefore no loss of privacy is anticipated.

14 Tindale Close

- 7.13 The impact of a similar 2-storey side extension has previously been considered to be acceptable in planning applications 17/00216/HSE, 17/01693/HSE and 17/04278/FUL. The 2-storey side extension protrudes an additional 1.2 metres towards the western side boundary beyond the most recently approved development of planning application 17/04278/FUL. Given that the proposed extension will be separated by over 15 metres from the rear of this neighbouring property, no adverse loss of light or an overbearing appearance is anticipated to result.
- 7.14 As with previous applications, it is considered suitable to impose a condition requiring the first floor front window of bedroom 04 of the proposed new dwelling to be obscurely glazed up to 1.7 metres in height to restrict overlooking to the rear of the neighbouring property. This bedroom has a secondary window for obtaining adequate light.
- 7.15 No. 14 Tindale Close does not have any side windows facing the subject site, except for a side door which is obscurely glazed and directly behind the existing garage to that property. Therefore any impact on this would not harm the overall residential amenities of the occupiers.

Barrards Hall

- 7.16 To the west of the site is a residential flat building and the outdoor amenity space of this neighbouring property is located alongside the subject site. There would be over 15 metres between the proposed 2-storey extension and the nearest point of this residential flat building. Given this, the existing boundary fencing and dense vegetation along the shared boundary, no adverse loss of light, privacy or an overbearing appearance is anticipated to result. The only first floor side windows would be from a bedroom and bathroom and these would not overlook any private amenity spaces.
- 7.17 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.

General

- 7.18 It is noted that 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.



Figure 4: Outline of the existing dwelling shown in orange, the previously approved extension shown in blue (ref: 17/04278/FUL) and the proposed extensions of the subject scheme.

The standard of accommodation for future occupiers

7.19 The proposed new dwelling would exceed the internal dimensions, minimum bedroom sizes and gross internal floor area as required by the Nationally Described Space Standards (NDSS). The existing dwelling incorporates a new bedroom which would also comply with the minimum bedroom sizes and the overall size of the existing dwelling would also comply with the NDSS requirements. It is noted that the first floor bedrooms of the existing dwelling are not required to comply with the minimum bedroom sizes of the NDSS as no changes are proposed to these.

7.20 Both dwellings would be dual aspect and therefore allow reasonable amount of light into the units.

7.21 The Housing SPG requires dwellings to have a minimum 5sq.m of private amenity space for dwellings of 1-2 people and an additional 1sq.m for each additional occupant. The two dwellings would far exceed these requirements with over 40sq.m of private amenity space provided for each dwelling. The dividing fencing between these amenity spaces is shown as a minimum 1.8 metres in height which is considered suitable to ensure that these rear amenity spaces would be private.

Parking and highways

- 7.22 The site has a PTAL rating of 0, which is considered very poor, although a relatively new bus route (Route 359) on Purley Downs Road has recently been introduced that should assist in improving this PTAL rating. Nevertheless, the scale and nature of the development is such that it is likely to have a negligible impact on the surrounding highway network. The proposal retains the 4 parking spaces on the site (two garages and space in front of each garage), however 2 tandem parking spaces are allocated to each dwelling. This is considered to be acceptable given the relatively poor public transport accessibility and the scale of the development.
- 7.23 Representations have raised concerns that there would be insufficient space on the driveway for vehicles to open their doors. However, both car parking spaces would meet the recommended standards for vehicle car parking spaces which is 4.8m (depth) and 2.4m (width).
- 7.24 Representations have also raised concerns and that the vehicle access width is insufficient for two vehicles to pass at the same time. It is considered acceptable that the future occupiers share this crossover given that vehicle movements are not anticipated to be high and there is sufficient space for two vehicles to park either side on the driveway and for one to enter/ exit the site at a time. This has previously been found acceptable.
- 7.25 The submitted plans have shown 2 cycle parking spaces to be provided for each dwelling, which complies with the London Plan requirements. Separate refuse stores have been provided for each of the dwelling within maximum pulling distances and the capacity of these stores comply with Council's new refuse storage requirements. Representations have raised concern that there is insufficient space on the road for the bins to be stored for their collection. From the case officer's site visit there appears to be ample space for the bins to be positioned on the road for their collection.

Trees and biodiversity

- 7.26 The application was submitted with a substantial Arboricultural report based on the current scheme. The report details that one Yew tree is proposed to be removed and this is considered acceptable as this is a category C tree, with minimal amenity value due to its small size and that it is heavily crowded by the Beech tree, which is inhibiting its growth.
- 7.27 The proposed extension would be within the RPA of two Beech trees however, the arboricultural report states that with specific foundation designs this will adequately avoid impact to the trees' roots. Council's tree officer raised no objection to this, subject to the protection measures listed in the report being put in place before any works commence on the site. This is secured by condition.
- 7.28 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.

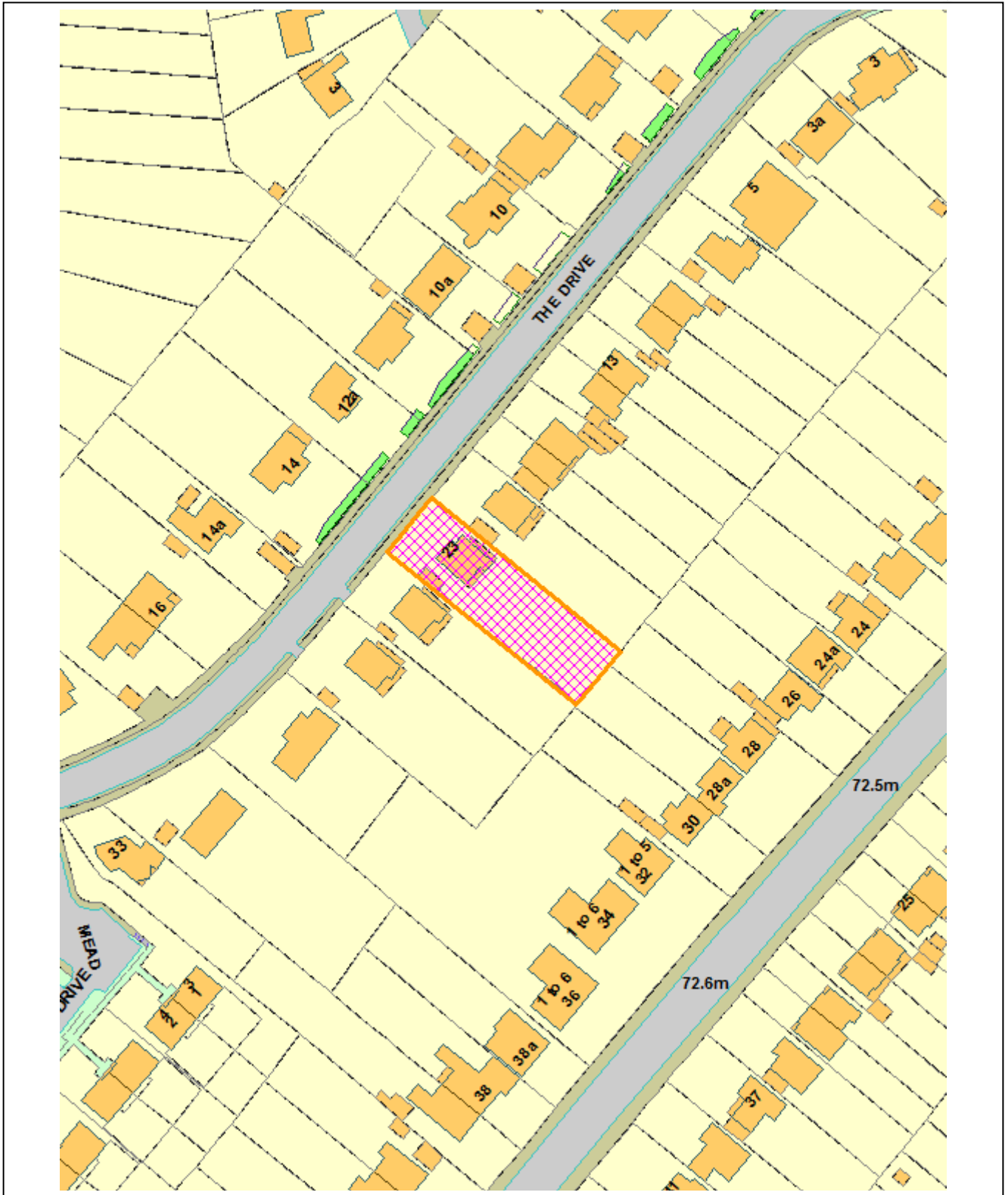
Flood risk

7.29 The application site does not lie within a flood risk area. Given that the proposed building works involve an extension to the host building, generous outdoor amenity space is retained 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.

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.



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PART 5: Planning Applications for Decision**Item 5.4****1 SUMMARY OF APPLICATION DETAILS**

Ref: 18/02695/FUL
Location: 23 The Drive
Ward: Coulsdon Town
Description: 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
Drawing Nos: 078/001/PA/100, 078/001/PA/105, 078/001/PA/110, 078/001/PA/111, 078/001/PA/210, 078/001/PA/211, 078/001/PA/215, 078/001/PA/216, 078/001/PA/217, 078/001/PA/310, 078/001/PA/311, Arboricultural Impact Assessment, Preliminary Ecological Appraisal – Final Report and Energy Strategy Report
Applicant: Mr Papworth
Agent: Mr Mike Bliss
Case Officer: Georgina Galley

- 1.1 This application requires decision by Committee because the Ward Councillor (Cllr Luke Clancy) made representation in accordance with the Committee Consideration Criteria and requested committee consideration.
- 1.2 The application was previously considered by the Planning Sub Committee on the 4th October. The Committee did not reach a decision and so is being reported again to Planning Sub Committee following amendments from the applicant. The main issue which the sub-committee considered (the retention of garden for the host property) is discussed at paragraphs 8.2-8.7.

2 RECOMMENDATION

- 2.1 That the 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 and reports except where specified by conditions
- 2) Materials to be submitted with samples
- 3) Car parking to be provided as specified in the application
- 4) Removal of permitted development rights for enlargements and outbuildings
- 5) No additional windows in the flank elevations
- 6) Windows in flank elevations to be obscure glazed
- 7) Rear flat roof not to be used as a balcony

- 8) Landscaping scheme to be submitted including hard/soft landscaping, retaining walls, boundary treatments and planting as boundary screening, details of green roof, SUDs techniques and habitat enhancement methods
- 9) Recommendations and habitat enhancements outlined in 'Preliminary Ecological Appraisal – Final Report' to be implemented
- 10) Trees at rear to be retained and works to be carried out in accordance with submitted arboricultural report
- 11) Permeable forecourt material to be used for the lifetime of the development
- 12) Construction Logistics Plan to be submitted
- 13) 19% reduction in carbon emissions
- 14) Water usage restricted to 110 litres per person per day
- 15) Bins to be stored at presentation point only for bin collection and not at other times
- 16) Commencement of development within three years of consent being granted
- 17) Any other planning condition(s) considered necessary by the Director of Planning and Strategic Transport

Informatives

- 1) Site notice removal
- 2) CIL liability
- 3) Code of Practice for Construction Sites
- 4) Any other informative(s) considered necessary by the Director of Planning and Strategic Transport

3 PROPOSAL AND LOCATION DETAILS

Proposal

3.1 The proposal comprises the following:

- Provision of part one/part three storey detached four bedroom dwelling in rear garden;
- A new access drive to the proposed dwelling would be created to the side of the donor property where the existing detached garage is currently located;
- Cycle storage and bin storage would be provided at the front of the proposed dwelling.

3.2 Following the Sub Committee meeting amended plans have been received to address the main issue which the Committee considered; the amount of rear garden retained for the host property. The amendments reduce the amount of hardstanding for the proposed new house and increase the size of retained garden. This has resulted in the proposed bin store being moved and a bin presentation point being added close to the road.

Site and Surroundings

3.2 The application site consists of a two storey detached house that is located on the southern side of The Drive. The site consists of the rear garden area of No. 23, which slopes steeply downwards towards Brighton Road. The area is residential in character and mainly consists of similar sized detached properties. The site has a PTAL rating of 2 which means that it has moderate access to public transport. There are no on-street parking restrictions along the road.

Planning History

3.3 17/02866/PRE – Pre-application advice sought in relation to a new house in the rear garden of No. 23 The Drive. It should be noted that the house shown as this submission was part one/part three storeys in height.

3.4 Rear of No. 31 The Drive

3.5 15/01666/P – Planning application for erection of four bedroom house; formation of vehicular access and provision of associated parking – Refused.

This application was refused on the following grounds:

- 1. The development by reason of its siting, appearance, size, height and design including the changes in land levels and access road would result in an unsatisfactory cramped backland development harmful to the character of the area and that would be detrimental to the amenities of the occupiers of adjoining residential properties resulting in visual intrusion, poor outlook, loss of privacy and noise and disturbance;*
- 2. The trees on this site are subject to TPO 10, 2015. The siting of the hard surfaces and the change of existing land levels would be likely to compromise the retention of a number of visually important, preserved trees. The loss of these trees would be detrimental to the character of the area.*

3.6 16/02390/P – Outline planning application for erection of detached house; formation of vehicular access and provision of associated parking – Refused

This application was refused on the following grounds:

- 1. The likely development including the access road would result in an unsatisfactory cramped backland development harmful to the character of the area and that it is likely the resulting house would provide a poor level of accommodation for future occupiers and would have a detrimental effect on the amenities of the occupiers of adjoining residential properties by reason of visual intrusion, poor outlook, loss of privacy and noise and disturbance;*
- 2. Several trees on this site are subject to TPO 10, 2015. The siting of the hard surfaces and the change of existing land levels would be likely to compromise the retention of a number of visually important, preserved trees. The loss of these trees would be detrimental to the character of the area;*
- 3. Several trees on this site are subject to TPO 10, 2015. The development does not follow the recommendations of BS 5837:2012 'Trees in Relation to Construction', on the principles to be applied to achieve a satisfactory relationship of trees with structures, which are essential to allow development to be integrated with trees. The potential loss of visually important trees as a result of this proposal would be detrimental to the character of the area.*

4 SUMMARY OF KEY REASONS FOR RECOMMENDATION

- The principle of residential development on the site is acceptable;
- The design and appearance of the development is appropriate given the gradient of the site;

- There would be no undue harm to the residential amenities of adjoining occupiers;
- The living standards of future occupiers are acceptable and compliant with the Nationally Described Space Standards and the London Plan;
- The level of parking and impact upon highway safety and efficiency is acceptable;
- Sustainability aspects of the development can be controlled by condition.

5 CONSULTATION RESPONSE

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

6 LOCAL REPRESENTATION

6.1 Thirteen letters were sent to adjoining occupiers to advertise the application. The number of representations received from neighbours and local groups in response to notification and publicity of the application were as follows:

No of individual responses: 11 Objecting: 11 Supporting: 0 Comment: 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:

Summary of objections	Response
Overdevelopment, increased occupiers, out of character	See para 8.2
Inappropriate as built into steep slope	See para 8.5
Would result in increased traffic and parking	See para 8.23-8.28
Loss of views	Views are not a material planning consideration
Noise and disturbance	See para 8.28
Access for emergency vehicles precedent	See para 8.24
Overlooking to Brighton Road	Each application is assessed on its own merits
Pressure on trees and biodiversity	See para 8.20
	See paras 8.12 – 8.14

6.3 Cllr Luke Clancy has objected to the scheme, making the following representations:

- Over-development;
- Impact on neighbours;
- Waste arrangements.

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, including achieving well designed places that take the opportunities available for improving the character and quality of an area and the way it functions.

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

Consolidated London Plan 2011 (LP):

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

Croydon Local Plan 2018 (CLP):

- SP2 on Homes
- SP6.3 on Sustainable Design and Construction
- DM1 on Housing choice for sustainable communities
- DM10 on Design and character
- DM13 Refuse and recycling
- DM23 on Development and construction
- DM25 on Sustainable Drainage Systems and Reducing Flood Risk
- DM29 on Promoting sustainable travel and reducing congestion
- DM30 on Car and cycle parking in new development
- DM37 on Coulsdon

8 MATERIAL PLANNING CONSIDERATIONS

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

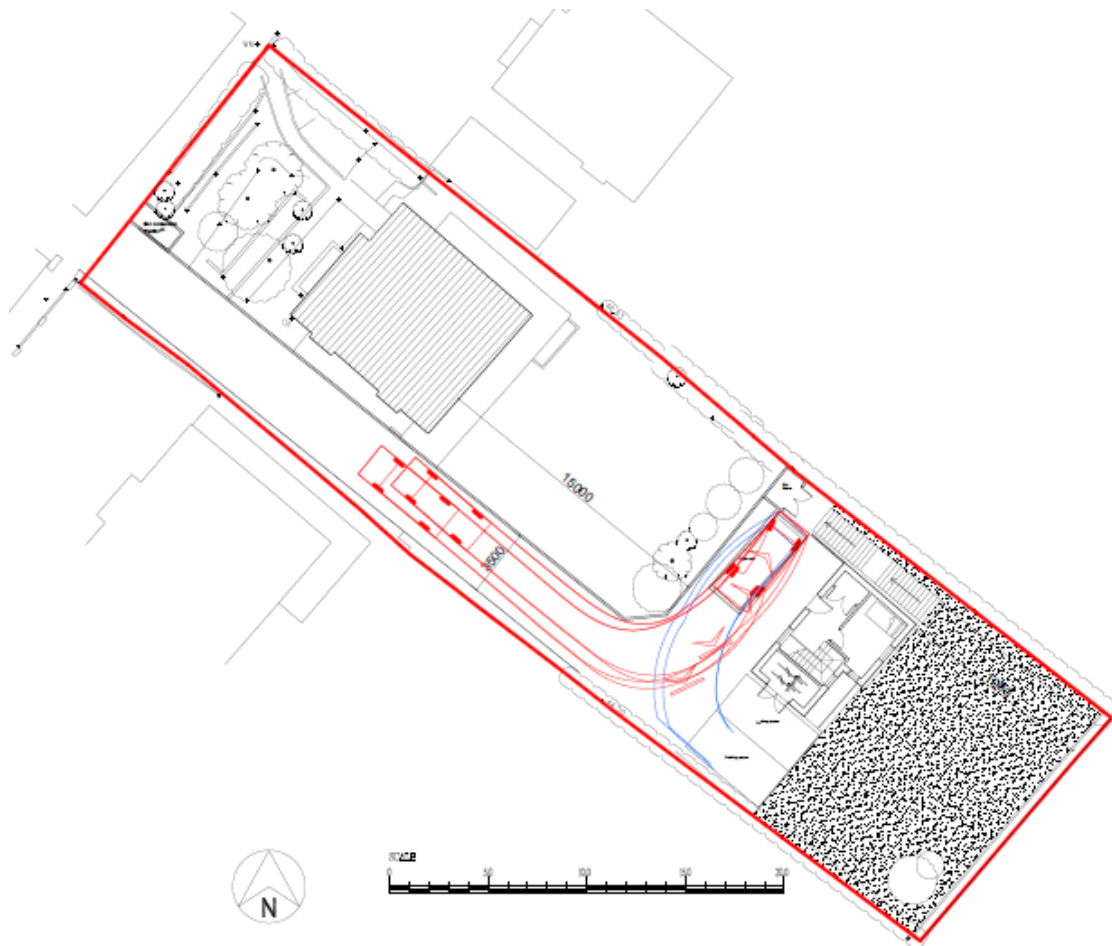
1. Townscape and visual impact
2. Trees and environment
3. Residential amenity of adjoining occupiers
4. Residential amenity of future occupiers
5. Highways and transport
6. Environment and sustainability

Townscape and visual impact

8.2 CLP2018 provides for the future sustainable growth of Croydon and demonstrates how sustainable growth of the suburbs can increase the supply of new homes. It places significant emphasis on the need to plan for the delivery of 32,890 new homes and that

this can only be achieved through the sustainable growth of the suburbs. It provides detailed policies to illustrate how local character should change to increase housing supply, recognising the need for this to be a sensitive evolution.

- 8.3 Policy DM10 provides detailed guidance, setting out that proposals should respect the development pattern, layout and siting; scale, height, massing and density; and appearance and materials of the area. At para DM10.4e it states that *“development in the grounds of an existing building which is retained [should retain] a minimum length of 10m and no less than half or 200m² (whichever is the smaller) of the existing garden area... for the host property after the subdivision of the garden”*



- 8.4 The current rear garden is approximately 515m² and the amended proposal would result in the host property having a rear garden of 15m length and a rear garden area of 168m². As such it meets the first detailed criteria (10m length) but does not meet the requirement for half or 200m² in a retained rear garden.

- 8.5 The proposal is however considered to be acceptable in this regard. Policy DM10 provides guidance on how schemes should respond to the local character. Not meeting one criteria of the policy does not necessarily result in a proposal which is out of keeping with the character of an area to the extent that it is not acceptable. In this instance a number of factors need to be considered. The proposal is somewhat unusual and in some respects is clearly at odds with the existing pattern of buildings facing streets. However it steps down the hill and so works with the gradient, resulting in a reduced impact on the host property which arguable justifies a lesser retained garden length.

- 8.6 Furthermore, whilst there is a clear overall pattern to development in the area (most rear garden lengths on The Drive and this section of Brighton Road are a similar length), more modern developments have started to change the character. 29 The Drive is a bungalow with a rear garden of 19m length, 1a The Drive is a two-storey house formed by dividing a plot and has a rear garden of approximately 7.5m. 1b was similarly created from a larger plot and has a rear garden of between 7m and 11m. On the opposite side of The Drive plots have been subdivided facing The Vale with garden lengths of approx. 8m. The first section of DM10 refers to the overall development pattern and so character of the area – which includes these infill developments. As such, infill developments with tight garden spaces are part of the overall character of the area.
- 8.7 Finally on this issue, the host property retains a front garden of approximately 100m² which needs to be considered when assessing the proposal's impact on the character of the area – and would take the retained garden area significantly over 200m². Significant amenity would be afforded the host property from this garden area and its retention broadly unaltered would result in the proposal having a minimal impact on the visual character of the area as seen from the street- which is how most people would experience it.
- 8.8 Turning to other elements of the character of the area, the massing has been designed to make the most of the change in land level across the site and so would be one storey in height when viewed from the rear of the houses in The Drive and three storeys in height when seen from the rear of the properties along Brighton Road.



- 8.9 It is considered that the proposed dwelling would have limited views from public vantage points. Although the proposed dwelling would be capable of being viewed by the occupiers of a number of adjoining properties, it would have an acceptable impact on the surrounding area in terms of its design and appearance. The design of the dwelling has a modern appearance which breaks down its mass. Conditions are recommended in relation to sample materials, landscaping and boundary screening.

- 8.10 It is acknowledged that two planning applications have been refused in the past for a new detached house at the rear of No. 31 The Drive under refs. 15/01666/P and 16/02390/P; however since this time the Croydon Local Plan has been adopted, with new policies relating to back land development. Each application is assessed on its own merits in accordance with the development plan and other material considerations relevant at the time.
- 8.11 Having considered all of the above, against the backdrop of housing need, officers are satisfied that the proposed development would comply with the objectives of the above adopted policies in terms of respecting local character.

Trees and environment

- 8.12 The applicant has submitted an Arboricultural Impact Assessment which confirms that the proposed development would result in the removal of no Category A or B trees, 8 Category C trees and 2 Category C groups of trees/shrubs.
- 8.13 The report concludes that the proposed removal of the Category C trees and trees/shrubs would represent no more than what might be undertaken as part of reasonable maintenance of an overgrown garden. The impact would be mitigated by retention of the larger and more substantial sycamores (T19 and T20) together with the ash (T21), which provide valuable canopy cover and form part of a line of similar trees between the rear gardens of properties in The Drive and Brighton Road.
- 8.14 The retention of the trees at the rear of the site is supported and a condition would be appropriate. A condition is also suggested in relation to the recommendations and habitat enhancements outlined in Ecological Appraisal.

Residential amenity of adjoining occupiers

- 8.15 The main properties that would be impacted by the proposed dwelling would be Nos. 21, 23 (the host dwelling) and 25 The Drive and Nos. 28 and 28A Brighton Road.

No. 21

- 8.16 Due to the steep drop of the land to the rear the proposed dwelling would only appear as a single storey property from the back of this neighbouring property. The proposed access drive would also be positioned on the other side to this shared boundary. On this basis, the impact in terms of daylight/sunlight, outlook and privacy would be acceptable.
- 8.17 Should the dwelling be extended under permitted development rights it could increase the impact on this property, so a condition is recommended to remove permitted development rights.

No. 23

- 8.18 The proposal would be directly to the rear of no 23 but due to the level changes would only appear as single storey and so would have no impact in terms of light and outlook. Some disturbance from the new access would occur but as only one unit is served, this would be minimal. The proposal would significantly reduce the rear garden but this

is on balance considered acceptable as an area of approximately 85m² would be retained for the host property.

No. 25

- 8.19 The impact in terms of daylight/sunlight, outlook and privacy would also be acceptable for this property as well given the single storey nature of the proposed dwelling as seen from this property. Whilst there would be windows and balcony areas facing towards this property, the windows could be conditioned so they are obscure glazed as they either serve non-habitable rooms or act as secondary windows. It is acknowledged that the proposed access drive would run adjacent to the shared boundary with this house, serving only one property the amount of noise and disturbance would be minimal and adequate planting could act as a screen and help to mitigate against any undue harm. It is considered that this could also be dealt with by way of a condition.

Nos. 28 and 28A Brighton Road

- 8.20 Whilst the rear of the proposed dwelling would appear as three storeys in height and would include a number of new windows, it would be set off the rear boundary with Brighton Road by approximately 10m and a number of existing trees would also be retained in this part of the garden to provide a buffer from the development. Policy DM10 requires that schemes do not directly overlook habitable rooms or private amenity space for the first 10m of neighbouring properties (measured from their rear back wall) so as to protect privacy; this proposal meets these requirements. It is acknowledged that these trees could change over time, and provide better screening at certain times of the year, but with a property to property separation distance of approximately 40m it is considered that this would be sufficient so as to not result in any unacceptable loss of daylight/sunlight, outlook or overlooking.
- 8.21 The proposed dwelling would be used solely for residential purposes, and in the context of the area it is not considered this would result in any additional undue harm through noise and disturbance to surrounding occupiers. The development is acceptable in terms of its impact on residential amenities of adjoining occupiers.

Residential amenity of future occupiers

- 8.22 The proposed dwelling would exceed the minimum standards set out in the Technical Housing Standards - National Described Space Standards (2015). The proposed dwelling would be dual aspect and a large rear garden area would also be provided. The development is considered to be acceptable in terms of living conditions for future occupiers.

Highways and parking

- 8.23 The site has a PTAL rating of 2 which means that it has poor access to public transport links; however it should be pointed out Coulsdon Town train station is within reasonable walking distance of the site (12 mins).
- 8.24 The proposed development would include a new access to the side of the main house at No. 23 (adjacent to No. 25) and the provision of two car parking spaces and an associated turning area. The proposed number of spaces would comply with Table 6.2

of the London Plan which allows up to two spaces for four bedroom units. The development is considered acceptable in this respect. A condition would be appropriate regarding details of the hard surfacing for the access drive.

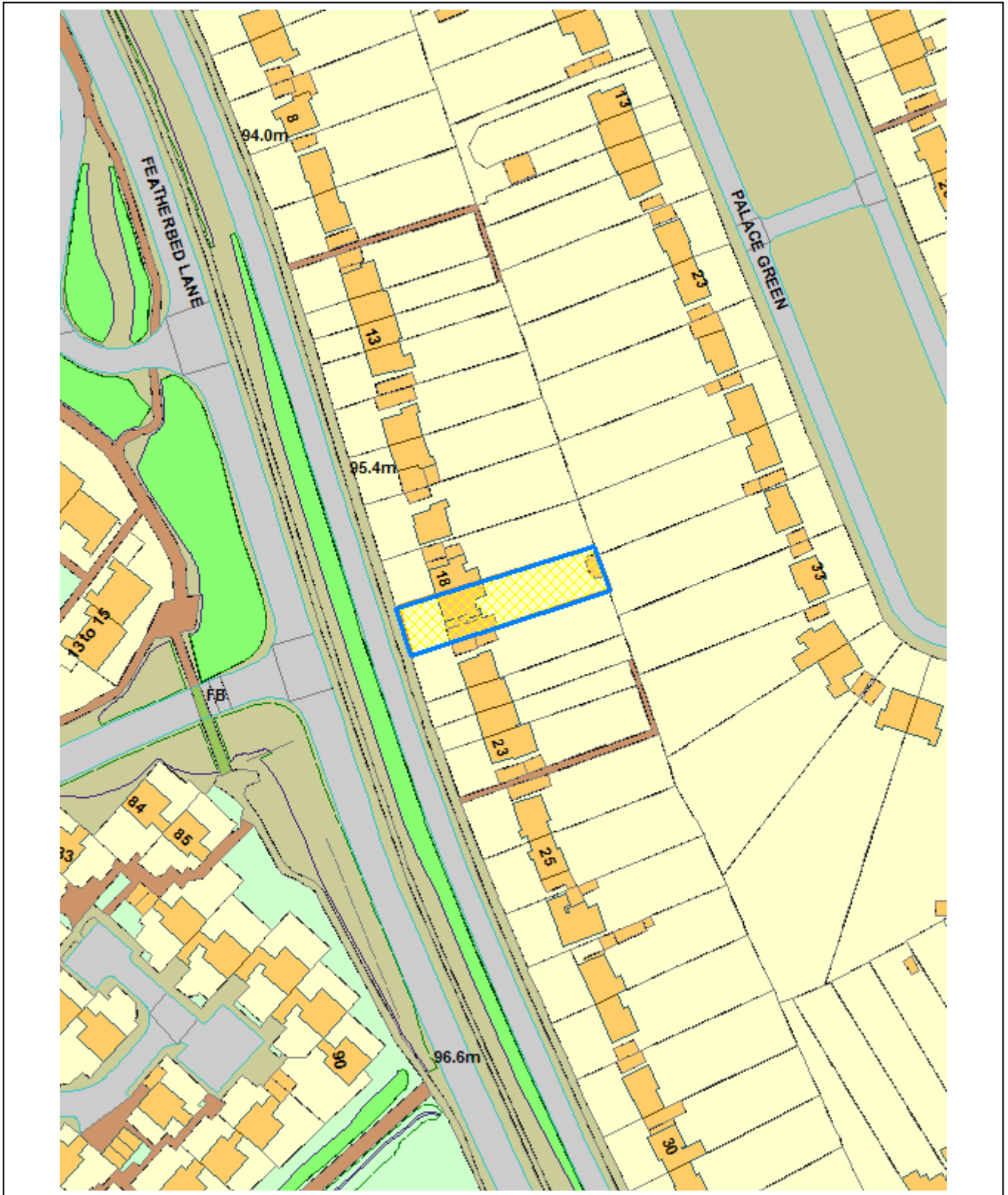
- 8.25 Although the proposed development would result in the loss of existing garage for the donor property, the impact on street parking would be minimal.
- 8.26 An integrated cycle storage area with space for two bikes would be provided by the main entrance to the dwelling with doors facing out towards the car parking area. This is considered acceptable.
- 8.27 A separate bin storage area would also be provided in the hardstanding area in front of the new dwelling. The bins would need to be pulled to roadside by the occupiers; however there are no in principle objections to this arrangement. The amendments incorporate a bin presentation point in the retained front garden – to allow the occupiers of the new property to take bins to be collected without having to leave them on the public highway. A condition is recommended to ensure that this is used appropriately.
- 8.28 A condition would be appropriate in relation to a Demolition / Construction Logistic Plan (including a Construction Management Plan).

Environment and sustainability

- 8.29 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.

Conclusions

- 8.30 It is recommended that planning permission should be granted for the proposal, as it would be acceptable in all respects, subject to conditions.
- 8.31 All other relevant policies and considerations, including equalities, have been taken into account.



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PART 5: Planning Applications for Decision

Item 5.5

1 SUMMARY OF APPLICATION DETAILS

Ref: 18/04948/HSE
 Location: 19 Featherbed Lane, CR0 9AE
 Ward: Selsdon and Addington Village
 Description: Erection of ground and first floor side and rear extension including increase in ridge height; alterations.
 Drawing Nos: FB-01 Rev. 01, FB-008, FB-04 Rev, 02, FB-03 Rev. 01, FB-02 Rev. 01, FB-009. Received: 10/10/2018
 Applicant: Mr Ian Clarke
 Agent: Mr Kaberay Mohammed
 Case Officer: Emil Ancewicz

1.1 This application is being reported to committee because the ward councillor (Councillor Helen Pollard) made representations in accordance with the Committee Consideration Criteria.

2 RECOMMENDATION

2.1 That the 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 and reports except where specified by conditions
- 2) Materials to match existing
- 3) No additional side facing windows above ground floor
- 4) No use of flat roof as balcony or terrace
- 5) Commencement of development within three years of consent being granted
- 6) Any other planning condition(s) considered necessary by the Director of Planning and Strategic Transport

Informatives

- 1) CIL liability
- 2) Any other informative(s) considered necessary by the Director of Planning and Strategic Transport

2.3 That the Planning Sub 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 proposal comprises the following:

- Erection of a first floor side extension;
- Increase in height of existing part side part rear ground floor extension, erection of a ground floor element to link existing single storey rear extensions into one;
- Insertion of a bay window to front elevation of the house and conversion of a garage into habitable room;

3.2 The application was amended following submission to remove proposed glass balustrading from the flat roofed single storey rear element. There are existing decorative metal railings which would be retained, which does not require planning permission.

Site and Surroundings

3.3 The application site is located on the eastern side of Featherbed Lane, at the junction with Pixton Way. The site comprises a semi-detached house.

3.4 The property features a two storey side extension and two single storey rear extensions.

3.5 The surrounding area consists of a mix of housing sizes and types, including terraced, semi-detached or detached houses, or flats.

3.6 The site is not subject to any designated constraints.

Relevant Planning History

3.7 18/03343/HSE - Erection of a first floor part side part rear extension, increase in height of existing part side part rear ground floor extension, erection of a ground floor element to link existing single storey rear extensions into one, erection of a glass balustrade to replace existing metal railings at the rear of the property, creation of a roof terrace on top of the resultant single storey wrap around extension, insertion of a bay window to the front elevation of the house and conversion of a garage into habitable room – Permission refused

Reasons: 'Out of keeping with the character of the existing building'; 'harm to neighbours' privacy'

4 SUMMARY OF KEY REASONS FOR RECOMMENDATION

- The scale and design of the development is appropriate
- There would be no significant harm to neighbours' living conditions

5 CONSULTATION RESPONSE

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

6 LOCAL REPRESENTATION

- 6.1 Six letters were sent to adjoining occupiers to advertise the application. No responses.
- 6.2 Councillor Pollard objected to the proposal and referred it to Committee on grounds of an over-development of the site and overlooking to neighbours.

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 revised 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, including requiring good design that takes the opportunities available for improving the character and quality of an area and the way it functions.
- The main policy considerations raised by the application that the Committee are required to consider are:

Consolidated London Plan 2011 (LP):

- 7.4 Local character
- 7.6 Architecture

Croydon Local Plan 2018 (CLP):

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

Supplementary Planning Document No. 2: 'Residential Extensions and Alterations' (SPD2)

- 6.0 Extension and Alterations

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. Impact on neighbours' amenities

Principle of Development

- 8.2 The development would extend the existing residential property. Given its location in an established residential area, the principle of the development can therefore be supported subject to its impact upon the character and appearance of the surrounding area or neighbours' amenities. The other material considerations are discussed below.

Townscape and Visual Impact

Erection of a first floor side extension

- 8.3 The proposed first floor side extension would infill the gap between rear wall of the existing two storey side extension and the side wall of the dwelling, utilising the existing single storey rear/side extension. As such, the proposed extension would effectively enlarge the existing two storey side extension rearwards.
- 8.4 It would feature a crown roof, which would ensure that the extension develops appropriate linkages with the design of existing extension or main dwelling, therefore helping to soften the bulk or mass of the extension.
- 8.5 Further, the extension would be located to the rear of the property, meaning that it would not be visible in the street scene. Thus, it would not affect the architectural rhythm of the houses when viewable from the street scene or character of the area.

Increase in height of existing part side part rear ground floor extension, erection of a ground floor element to link existing single storey rear extensions into one

- 8.6 The proposed single storey element that would link the existing single storey rear extensions into one, as well as the increase in height of existing part side part rear extension are both considered acceptable in design terms. The link extension would be of small scale as it would only infill the gap between existing rear extensions, whilst the increase in height would only account to 0.2m. Therefore, these aspects of the proposal would not harm the appearance or character of the area.

Balustrading

- 8.7 Following receipt of amendments, the proposed glass balustrades have been removed from the scheme, which the applicant explained were decorative as they are a glass manufacturer and supplier. However, they have removed this from the proposal following concerns about the appearance and potential for use of the flat roof as an amenity space with the existing metal railings to be retained. This does not require planning permission as it is for the retention of an existing element of the building.

Insertion of a bay window to front elevation of the house and conversion of a garage into habitable room

- 8.8 The proposed elevational changes including the insertion of a bay window at ground floor level would improve the design of existing side extension when viewable from the street scene. It would result in a more symmetrical composition of front elevation, and thus it is considered acceptable.

- 8.9 Overall, the extent of development on site would not significantly increase following the implementation of the proposal. It would be similar to that seen on neighbouring sites, meaning that the proposed site coverage would conform to the established pattern of development in the area. Therefore, the proposal is not considered to result in overdevelopment of the site.

Impact on neighbours' amenities

Erection of a first floor side extension

- 8.10 The proposed first floor side extension would be built up to the boundary of the site and be flush with the rear wall of No. 20 Featherbed Lane. This neighbouring house features one side facing obscure glazed window, which however appears to act as a secondary source of light to the house. Furthermore, there would be a 4.85m separation distance between the side wall of the proposed extension and this window. Therefore, it is considered that the extension would not harm the amenities of this neighbour by loss of light or outlook.

Increase in height of existing part side part rear ground floor extension, erection of a ground floor element to link existing single storey rear extensions into one

- 8.11 The proposed single storey ground floor element that would link existing single storey rear extensions into one, as well as the increase in height of existing part side part rear extension would be both small in scale, and thus would not harm neighbours' living conditions.

Balustrading

- 8.12 Following receipt of amendments, the proposed glass balustrades have been removed from the scheme, which the applicant explained were decorative as they are a glass manufacturer and supplier. However, they have removed this from the proposal following concerns about the appearance and potential for use of the flat roof as an amenity space with the existing metal railings to be retained. This does not require planning permission as it is for the retention of an existing element of the building. Given concerns about the use of the flat roof as an amenity space and the inclusion of Juliette balconies in the scheme, it is considered reasonable and necessary to include a condition requiring that the flat roof is not used as an amenity space.

Insertion of a bay window to the front elevation of the house and conversion of a garage into habitable room

- 8.13 These elements of the proposal would not harm neighbours' living conditions.

Conclusions

- 8.14 It is recommended that planning permission should be granted for the proposal, as it would be acceptable in all respects, subject to conditions.
- 8.15 All other relevant policies and considerations, including equalities, have been taken into account.

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