

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, 14 February 2019** at the rise of Planning Committee but not earlier than **9.15pm** in **Council Chamber, Town Hall, Katharine Street, Croydon, Surrey, CR0 1NX**

JACQUELINE HARRIS BAKER
Council Solicitor and Monitoring Officer
London Borough of Croydon
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www.croydon.gov.uk/meetings
Wednesday, 6 February 2019

Members of the public are welcome to attend this meeting.

If you require any assistance, please contact the person detailed above, on the righthand 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 - 6)

To approve the minutes of the meeting held on Thursday 31 January 2019 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 7 - 10)

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

5.1 18/05651/FUL 93 Melfort Road, Thornton Heath, CR7 7RT
(Pages 11 - 20)

Change of use of 6-bedroom house in multiple occupation (C4) to an 8-bedroom house in multiple occupation (sui generis).

Ward: Bensham Manor

Recommendation: Grant permission

**5.2 18/04316/FUL 1-8 Lancing House, 43 Coombe Road,
Croydon (Pages 21 - 28)**

Use of ground floor garages as Caretaker HUB for Croydon Council, to include staff WC, Kitchenette, clothes store and general storage space.

Ward: Fairfield

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, 31 January 2019 at 8.10pm in Council Chamber, Town Hall, Katharine Street, Croydon, CR0 1NX

MINUTES

Present: Councillor Muhammad Ali (Chair);
Councillor Paul Scott (Vice-Chair);
Councillors Chris Clark, Jason Perry and Gareth Streeter

PART A

A6/19 **Minutes of the previous meeting**

RESOLVED that the minutes of the meeting held Thursday 17 January 2019 be signed as a correct record.

A7/19 **Disclosure of Interest**

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

A8/19 **Urgent Business (if any)**

There were none.

A9/19 **Planning applications for decision**

A10/19 **18/02651/FUL Leon House, 233 High Street, Croydon, CR0 9XT**

Re-configuration of bin storage, erection of Green Fencing screen, Vehicle and pedestrian access control gates to Mason's Avenue.

Ward: Fairfield

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

Mr Ahmed Mirchie (Centrillion Point Residents Association) spoke against the application.

Mr Patrick Sheridan (representing the Applicant) spoke in support of the application.

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

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 for the development of Leon House, 233 High Street, Croydon, CR0 9XT.

The meeting ended at 8.26pm

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.

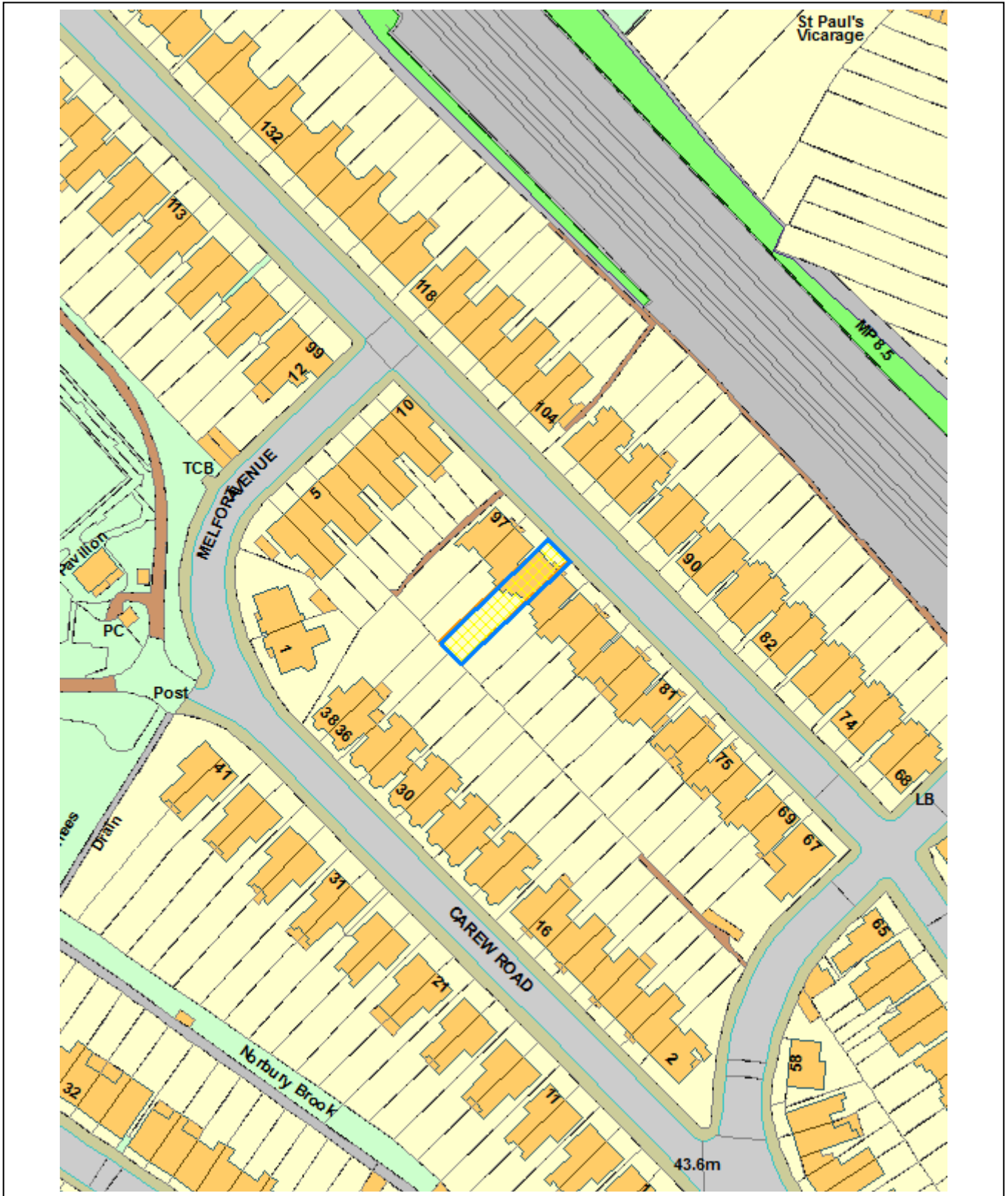
8. BACKGROUND DOCUMENTS

- 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 SUMMARY OF APPLICATION DETAILS

Ref: 18/05651/FUL
 Location: 93 Melfort Road, Thornton Heath, CR7 7RT
 Ward: Bensham Manor.
 Description: Change of use of 6-bedroom house in multiple occupation (C4) to an 8-bedroom house in multiple occupation (sui generis).
 Drawing Nos: OS Location Plan (No Ref), Block Plan Showing Refuse Storage Location (No Ref), Existing & Proposed Floorplans (No Ref), Planning Statement (No Ref).
 Applicant: Mr Roland Symonds Sanctum Properties Ltd
 Agent: N/A
 Case Officer: Robert Lester

1.1 This application is being reported to committee because objections above the threshold for committee criteria have been received (12 objections from local neighbours).

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) Refuse and recycling storage provided prior to use of additional bedrooms.
- 3) Cycle storage provided prior to use of additional bedrooms.
- 4) Hard and soft landscaping in front garden.
- 5) HMO restricted to 8 persons.
- 6) Commencement of development within three years of consent being granted
- 7) Any other planning condition(s) considered necessary by the Director of Planning and Strategic Transport

Informatives

- 1) 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 change of use of the existing 6-bedroom house in multiple occupation (6 people) (C4) to an 8-bedroom house in multiple occupation (8 People)

(sui generis). The additional two HMO bedrooms would be provided in the converted roofspace at second floor level. These bedrooms would have access to an existing bathroom at second floor level. The internal layout of the ground and first floors would remain as existing with three bedrooms and a kitchen/dining room at ground floor level and three bedrooms at first floor level. Five of the bedrooms have ensuite bathrooms. The property has a rear garden amenity space with cycle storage shed and refuse storage would be provided within a timber enclosure in the front garden. No extensions or external alterations to the building are proposed as part of this application apart from refuse and cycle storage.

Site and Surroundings

- 3.2 The application site is located on the western side of Melfort Road close to the junction with Melfort Avenue. The site contains a mid-terraced building which was originally a dwellinghouse (C3). The property has a small front garden enclosed by a low garden wall and a large rear garden. The property has no off street car parking.
- 3.3 The building on the site has a single storey rear extension which was obtained prior approval ref: 18/01906/GPDO dated 30.05.2018 under the procedure for larger home extensions in the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) (GPDO). The roofspace of the building was also converted and a rear dormer roof extension added using Part 1 Class B & C permitted development rights.
- 3.4 The property has also been converted to a 6-person HMO (C4) Using Part 3 Class L permitted development rights in the GPDO 2015 (as amended). A 6-person HMO (C4) is therefore the existing use. The property has also been granted an HMO Licence by Croydon Council to operate the property as an HMO for 6 occupants.

Planning History

- 3.5 18/01906/GPDO – Erection of single storey rear extension projecting out 6 metres with a maximum height of 4 metres - Prior Approval No Jurisdiction (GPDO) – 30.05.2018.

4 SUMMARY OF KEY REASONS FOR RECOMMENDATION

- 4.1 An HMO is considered acceptable at this location given it's accessibility within a Local Centre and public transport connections. The HMO has been designed to meet HMO guidance. Adequate refuse and recycling storage and cycle storage arrangements would be provided.
- 4.2 There would be no undue harm to the residential amenities of adjoining occupiers
- 4.3 The living standards of future occupiers are acceptable and compliant with the Local Plan and HMO guidance.

5 CONSULTATION RESPONSE

- 5.1 The views of the Planning Service are expressed in the MATERIAL PLANNING CONSIDERATIONS section below.
- 5.2 Letters were sent to adjoining occupiers to advertise the application. 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: 12 Objecting: 12 Supporting: 0 Comment: 0

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

Summary of objections	Response
<i>Use</i>	
Loss of family housing.	The development proposes the conversion of an existing 6 bedroom/person HMO to an 8 bedroom/person HMO. There would be no loss of family housing. Refer to paragraphs 7.2-7.3 of this report
<i>Amenity Impact</i>	
Increased noise, disturbance and anti-social behaviour. Including the cumulative impact with other HMO's.	HMOs are a type of residential use and do not necessarily result in additional amenity impacts on the local area compared to large single family dwellings. This property is already a 6 bedroom/person HMO and this application is only concerned with the increase to an 8 bedroom/person HMO. Refer to paragraphs 7.10-7.12 of this report.
HMO would be harmful to the residential character of the area.	The development would not involve external extensions and alterations. HMO use is a type of residential use. The proposed is an existing 6 person HMO and the increase to an 8 person HMO would have no impact on the residential character of the area.
There is an overconcentration of HMOs in the area which puts pressure on local services.	HMOs are a type of residential use and do not necessarily result in additional amenity impacts on the local area compared to large single family dwellings. Refer to paragraphs 7.2-7.3 of this report
<i>Transport Issues</i>	
Additional strain on on-street parking.	Refer to paragraphs 7.13-7.15 of this report
<i>Refuse problems</i>	
The development has inadequate waste management arrangements.	Adequate refuse and recycling storage arrangements are proposed. Refer to paragraphs 7.17-7.19 of this report.
The area already has a litter/fly tipping problem and additional HMOS will make this problem worse.	There is no evidence that local HMO tenants cause litter/fly tipping. Adequate refuse storage is proposed to be secured by condition
Poor Standard of Accommodation	The proposed HMO would comply with the Council's HMO Standards and would provide adequate living conditions for future residents.

	Refer to paragraphs 7.4-7.7 of this report
Inadequate level of local greenspace to support further HMOs.	The site is located close to Thornton Heath Recreation Ground. The property also has a large rear garden which provides adequate amenity space for the residents.
<i>Drainage</i>	
Additional strain on the local sewer system.	Internal modifications would need to be approved by Building Control

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 2016, the Croydon Local Plan 2018 and the South London Waste Plan 2012.
- 6.2 Government Guidance is contained in the National Planning Policy Framework (NPPF) 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.
- 6.3 The main policy considerations raised by the application that the Committee are required to consider are:

Consolidated London Plan 2015 (LP):

- 3.5 - Quality and design of housing developments
- 3.8 - Housing Choice
- 6.13 - Parking
- 7.4 - Local Character

Croydon Local Plan 2018 (CLP):

- SP2 - Homes
- SP6 - Environment and Climate Change
- SP8 - Transport and Communication
- DM1 - Housing choice for sustainable communities
- DM10 - Design and character
- DM13 - Refuse and recycling
- DM29 - Promoting sustainable travel and reducing congestion
- DM30 - Car and cycle parking in new development

7 MATERIAL PLANNING CONSIDERATIONS

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

1. Principle of development.
2. Residential amenity of future occupiers.
3. Residential amenity of adjoining occupiers.
4. Transport issues including cycle storage.
5. Refuse and recycling storage.

Principle of development

7.2 The principle of the conversion of the property to an 8 person HMO (Sui Generis) is acceptable. The property has already been converted to a 6 person HMO (C4 use) using permitted development rights under Part 3 Class L of the GPDO 2015 (as amended). Policy SP2 (Homes) of the Croydon Local Plan seeks to ensure that a choice of homes are available in the borough that will address the borough's need for homes of different sizes. Policy 3.8 (Housing Choice) of the London Plan also suggests that houses in multiple occupation play a strategically important part of London's housing offer, meeting distinct needs and reducing pressure on other elements of the housing stock. The principle of a house in multiple occupation is considered acceptable subject to the considerations below.

7.3 It is noted that policy DM1 (Housing choice for sustainable communities) does not permit the conversion of houses with 3 bedroom homes (as originally built) or the loss of homes smaller than 130m². However, this property was converted from a dwellinghouse (C3 use) to a 6 person HMO (C4 use) under permitted development rights, therefore the Council had no control over this change of use or the loss of the former dwelling. The proposed change of use is therefore from a 6 person HMO (C4 use) to an 8 person HMO (Sui Generis) and the development does not result in the loss of a small dwellinghouse.

Residential amenity of future occupiers

7.4 London Plan Policy 3.5 (Quality and design of housing developments) require all types of housing development to be high quality. The Council also has Occupation Standards for Shared House HMOs (2015).

7.5 The existing property is a 6 bedroom/person HMO (C4 use). The property has been granted an HMO Licence by Croydon Council to operate the property as an HMO for 6 occupants. The property has 3 bedrooms at ground floor level (two of which are en-suite rooms) and three rooms at first floor level (all of which are en suite). The proposed additional two bedrooms (which would not be en-suite) would be located in the converted roofspace at second floor level and would use a shared bathroom at this level. The rooms all meet the Council's HMO standards set out in House in Multiple Occupation guidance which states that for a single occupancy rooms must be at least 10m². The proposed internal layout and shared kitchen and bathroom facilities also comply with the Council's HMO standards.

7.6 The bedrooms are all single occupancy and the Council's HMO team have requested that the number of occupants be secured at a maximum of 8 persons. A planning condition has therefore been added to restrict the maximum occupancy to 8 persons.

93 Melfort Rd
Proposed Use



- 7.7 There is no requirement to provide external amenity space for a HMO, but the rear garden would measure 90m² which would provide adequate shared external amenity space for the occupants of the HMO.
- 7.8 The applicant has also stated that they are a member of the National Landlord's Association providing high quality shared accommodation for local professionals and key workers.

Residential amenity of adjoining occupiers

- 7.9 Policy DM10 (Design and Character of the Croydon Local Plan seeks to ensure that the amenity of the occupiers of adjoining buildings is protected. Policy SP6 (Environment and Climate Change) of the Croydon Local Plan requires new development to minimise noise pollution.
- 7.10 The development does not involve external extensions or alterations to the building. The refuse and recycling storage enclosure structure which would be sited in the front garden would not impact on the amenity of the neighbouring property at 95 Melfort Road. The cycle storage located in the south west corner of the rear garden would not project higher than the boundary fence and would result in no amenity impact on neighbouring properties. The external refuse storage and cycle storage structures would not harm neighbouring amenity in accordance with policy DM10 (Design and character).

- 7.11 The property already operates as a 6 bedroom/ person HMO with no reported harm to local amenity by reason of noise and disturbance. The increase to 8 bedrooms/persons would not result in a significant increase in noise and disturbance. The property would remain a residential use and the applicant has also advised that the property has also been refurbished with soundproofing plasterboard to minimise noise and disturbance both within and outside the property.
- 7.12 The applicant has also stated that they would also manage the property to ensure that any issues affecting the other tenants, neighbours or the larger community will be dealt with immediately. The tenants would be vetted, the applicant will liaise with neighbours who will be given contact telephone numbers of the applicant, the applicant will visit the property once a week to check on communal areas, quarterly inspections of all bedrooms will take place to ensure the highest standards are maintained, the weekly cleaner and gardener will also monitor and report any concerns to the applicant.
- 7.13 Overall it is considered that the proposed increase from a 6 person HMO to an 8 person HMO would not result in a significant increase in noise and disturbance in accordance with policy SP6 (Environment and Climate Change) of the Croydon Local Plan.

Transport Issues including Cycle Parking

- 7.14 Policies SP8 (Transport and Communication), DM29 (Promoting sustainable travel and reducing congestion) and DM30 (Car and cycle parking in new development) of the Croydon Local Plan seek to promote development which makes full use of public transport, cycling and walking; does not have a detrimental impact on highway safety for pedestrians, cyclists, public transport users and private vehicles; does result in a severe impact on local transport networks; reduces the impact of car parking; provides car and cycle parking spaces as set out in the Local Plan/London Plan and ensures that cycle parking is designed so that it is secure.
- 7.15 The Croydon Local Plan states that car parking should be provided in line with London Plan Policy 6.13 (Parking), however this does not specify car parking standards for HMO uses. The corresponding car parking standard for a large dwellinghouse in a PTAL 4 location is a maximum of 2 spaces. The site has no off street car parking which is common to properties on Melfort Road and the former 3 bedroom dwellinghouse at the site also had no off street car parking. The site is not located in a Controlled Parking Zone (CPZ), but the Thornton Heath CPZ is located to the south of the site. There is some evidence of parking stress in the area with vehicles typically parked on both sides of the road. However, the site also has a PTAL level of 4 which indicates a good level of accessibility. It is located close to Thornton Heath Railway Station and several bus routes on Brigstock Road. The site has good links to Thornton Heath District Centre, Central London and Croydon Metropolitan Centre. The development also only proposes to increase the number of occupants by 2, from a 6 to an 8 bedroom/person HMO. The applicant has stated that only 1 of the tenants in the existing 6 person HMO owns a car which they keep at the property. They also state that the property is occupied by young professionals and car ownership levels are low. Census data supports this showing that car ownership levels are low in the area for flats.
- 7.16 Overall, taking into account these factors and the accessible location of the site it is not considered that the use would result in a significant impact upon on street parking in the area and the lack of parking for the site is considered acceptable. This is supported by the Council's Transport Planning Section.

7.17 The London Plan normally requires 1 cycle parking space per bedroom for HMO units (Table 6.3 Cycle Parking minimum standards). An 8 bedroom HMO would therefore normally require 8 cycle parking spaces on the site. The existing 6 person/bedroom HMO on the site has a cycle storage shed in the rear garden with space for 4 bicycles. The developer proposes to provide an additional cycle storage shed in the rear garden with space for a further 4 bicycles in accordance with the requirement for 8 spaces in total. All of the cycle parking spaces would also be covered and secured. The Council's Transport Planning Section supports this level of provision. A planning condition has been added requiring the cycle parking to be provided at the site.

Refuse and Recycling Storage

7.18 Policy DM13 (Refuse and Recycling) of the Croydon Local Plan requires development to sensitively integrate refuse and recycling facilities within the building envelope, or within landscape covered facilities located behind the building line; ensure facilities are visually screened; provide adequate space for the temporary storage of waste materials generated by the development; and ensure facilities are safe, conveniently located and easily accessible by occupants, operatives and their vehicles.

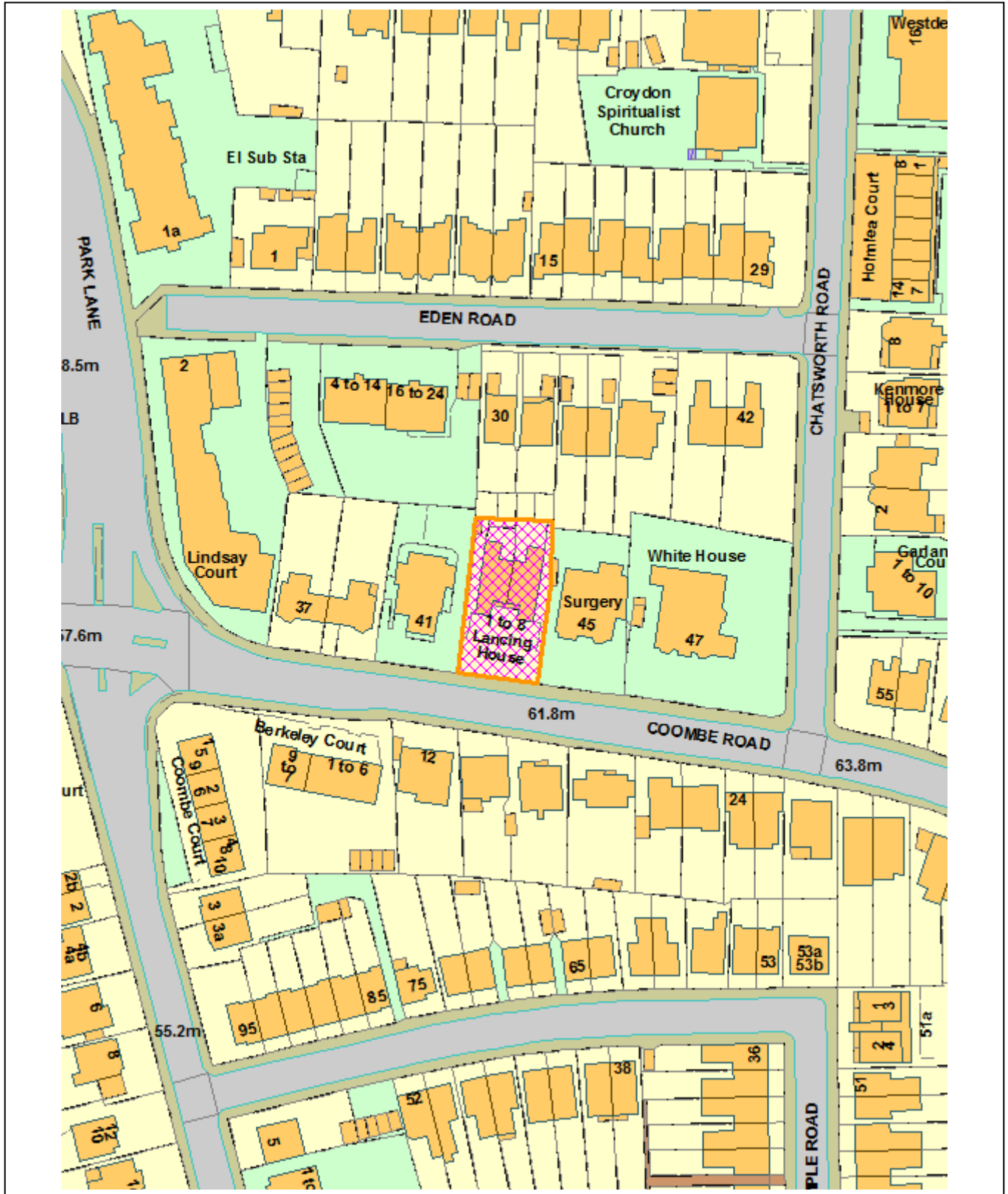
7.19 The Council's Environmental Services section have stated that this 8 bedroom HMO requires 1x180ltr landfill bins, 1x240ltr recycling comingled recycling bins, 1x240ltr paper & card recycling bins, 1x23ltr external food caddy and 1x9ltr internal food caddy

7.20 The proposed timber refuse storage enclosure would be sited in the front garden adjacent to the northern boundary of the site. This timber structure would measure 2.63 m width, 0.8 m width and 1.09 m height. This would be large enough to provide the required refuse storage provision for this 8 bedroom HMO listed above, which has been confirmed with the Environmental Services team. The structure itself would be a modest structure which would be suitable with the front garden. It would not harm the character of the property or the streetscene. Planning conditions have been added requiring the refuse and recycling storage to be provided at the site. Environmental Services have stated that the collection team would enter the front garden of the property to empty the bins on collection day.

Conclusions

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

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



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PART 5: Planning Applications for Decision

Item 5.2

1.0 SUMMARY OF APPLICATION DETAILS

Ref: 18/04316/FUL
Location: 1-8 Lancing House, 43 Coombe Road, Croydon
Ward: Fairfield
Description: Use of ground floor garages as Caretaker HUB for Croydon Council, to include staff WC, Kitchenette, clothes store and general storage space.
Drawing Nos: CD/C353-P01; P02; P03; P04; P05; P06; P07; Email from Adam Curtis dated 05 February 2018; FAQ document.
Applicant: Croydon Council, Tenancy and neighbourhood services team
Agent: Mrs Ann Fan, Mulalley & Company Ltd
Case Officer: Kate Edwards

1.1 This application is being reported to Planning Sub-Committee because a referral from Cllr Niro Sirisena has been received.

2.0 RECOMMENDATION

2.1 That the Planning Committee resolve to GRANT planning permission.

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

Conditions

1. In accordance with the approved plans
2. Use not for storage of flammable liquids.
3. Details of bin storage and signage to be submitted.
4. Commence within 3 years
5. Any other planning condition(s) considered necessary by the Director of Planning and Strategic Transport

Informatives

- 1) Community Infrastructure Levy
- 2) Site notice removal
- 3) Any other informative(s) considered necessary by the Director of Planning and Strategic Transport.

3.0 PROPOSAL AND LOCATION DETAILS

Proposal

3.1 The applicant seeks full planning permission for the following:

- Use of lower ground floor garages as Caretaker HUB for Croydon Council, to include staff WC, Kitchenette, clothes store and general storage space.
- It is understood that the space would be utilised by the caretakers who visit Croydon's housing stock throughout the borough.
- The FAQ document submitted with the application states that "It would be a "central storeroom used by caretakers and caretaker managers. It would be used to store caretaking equipment such as clothing and wheelie bins. It would not be used to store any fuel, flammable liquids or gases."
- It is anticipated by the applicant that the development would generally only result in only 1 or 2 additional vehicular visits to the site a week, which would mostly be with smaller vehicles such as transit vans, between 9am and 2pm. Deliveries may come in come in larger vehicles, and would be anticipated to be needed quarterly.
- The only physical changes proposed would be within the building, where internal partitioning and a new kitchenette and toilet would be provided.

Site and Surroundings

3.2 The application site lies on the northern side of Coombe Road and is occupied by a three storey building with a semi basement. The upper floors are in use as 6 flats in total. The forecourt of the building is used for car parking. The lower ground floor (hereafter the basement) has been vacant for some time and suffering from significant damp issues.

3.3 The site is within the Chatsworth Road Conservation Area, and the Opportunity Area. The area is predominantly residential, although the Coningsby Centre, a secondary stage educational facility, adjoins to the east. The adjoining property to the west, number 41 Coombe Road, a flatted building, is on the Council's Local List of Buildings of Special Architectural or Historic Merit.

Planning History

3.4 None or relevance to this proposal.

4.0 SUMMARY OF KEY REASONS FOR RECOMMENDATION

- The principle of the development is acceptable given that there would be no nett loss of residential units.
- The development would preserve the character and appearance of the Conservation Area.
- The highway impact would be managed by the users of the facility and would not be significant.

5.0 CONSULTATION RESPONSE

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

6.0 LOCAL REPRESENTATION

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

No of individual responses: 5 Objecting: 5 Supporting: 0

6.2 One of these representations was from the Chatsworth Residents Association.

6.3 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:

- Residents forecourt parking spaces affected
- The basement should be utilised for housing instead of the proposed use.
- Deliveries and pick-ups could cause congestion if vehicles are parked on Coombe Road, or disruption to residents if parked on the forecourt.
- Disturbance to residents of the site and neighbouring buildings.
- There are likely to be lots of visits to the site.
- Not in keeping with the Conservation Area.
- No details of additional bins or signage have been provided. This would be detrimental to the Conservation Area.

6.4 The following comments have been received and raise procedural matters which will require no further assessment:

- No site notices have been erected [Officer Comment – Site and press notices were erected shortly after residents had been consulted. A representation was received after site notices were erected stating that they were not visible. The Case Officer visited the site the next day and confirmed that the site notice was on display in Coombe Road, with some water damage but still legible. New street facing notices with the same consultation date were erected. The proposal has been advertised in accordance with all relevant procedures.]
- There has been no prior meaningful engagement with residents. [Officer comment – Although encouraged, resident engagement is not a requirement of a planning application. The applicant has advised that information was given to residents prior to the submission of the planning application.]
- Use of the basement for storing liquids represents a health and safety risk [Officer comment – The applicant is not proposing to use the premises for the storage of flammable liquids or gases and a condition is recommended to this effect.]
- No details of additional fire protection measures have been submitted. [Officer comment – Details of fire protection are not a requirement of the planning system. Compliance with the Building Regulations with regards to fire safety would be necessary.]
- There is a storage facility in Park Hill park which could be used for the purpose proposed for Lancing House. [Officer comment – Within the context of this application, the presence of another facility of the same use does not represent a reason to restrict planning permission].
- Local Residents should be given an opportunity to comment on any revised drawings. [Officer comment – No revised drawings have been submitted as part of

this application. Only revisions to drawings which would have a materially greater impact to the original drawing are subject to additional consultation.]

6.5 A referral to planning committee has been received from Cllr Niro Sirisena. The additional reasons for referral (other than those outlined above) are as follows:

- Out of character with the residential area
- An underdevelopment of the site which should be utilised for residential intensification

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), re-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.
- The preservation of the heritage assets
- The provision of community facilities

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

- 7.4 Local character
- 7.6 Architecture
- 6.3 Assessing effects of development on transport capacity
- 6.9 Cycling
- 6.13 Parking
- 7.2 An inclusive environment

7.4 Croydon Local Plan 2018:

- SP1.1 Sustainable development
- SP1.2 Place making
- SP4.1 and SP4.2 Urban design and local character
- SP4.11 regarding character
- SP8.6 and SP8.7 Sustainable travel choice
- SP8.17 Parking
- DM10: Design and character
- DM16: Promoting Healthy Communities
- 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

7.5 There is relevant additional guidance as follows:

- Chatsworth Road Conservation Area Appraisal and Management Plan (CRCAAMP)
- Conservation Area General Guidance Supplementary Planning Document (CAGG)

8.0 MATERIAL PLANNING CONSIDERATIONS

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

- Principle of development
- Impact on character and appearance and heritage assets
- Residential amenity for neighbours
- Transport
- Other planning issues

Principle of development

8.2 The existing space has not been used for many years, but it is understood that it was previously used for parking, which is a purpose that was ancillary to the residential accommodation above. No residential units would be lost as a result of the proposal, and the predominant use of the site for residential purposes would remain with the flats above. There is no designation which requires the provision of further residential accommodation on the site. It is also noted that there's alternative parking to the forecourt of the building. Although many of the policies of the NPPF and Croydon Local Plan highlight the need to provide additional residential accommodation, it is the applicant's prerogative to also consider other uses on an undesignated site. The caretaking service has identified a need for a new storage facility. Notwithstanding that justification is not required by planning policy, the applicant has indicated that the space could not viably be brought into residential use given the damp and drainage issues present. Overall, therefore, given that there is no nett loss of residential accommodation, the development is acceptable in principle subject to the details considerations below.

Impact on character and appearance and heritage assets

8.3 The site is within the Chatsworth Road Conservation Area and Number 41 Coombe Road (adjacent) is on the Council's Local List of Buildings of Special Architectural or Historic Merit. It is therefore essential that any proposed development has a high quality appearance and responds appropriately to the rich historical context. The building on the site itself is identified in the CRCAAMP as making a neutral contribution to the conservation area. Given that no external changes to the building are proposed, it is considered that the development would preserve the special historic interest. It is noted that if additional bin storage or signage is required as a result of the proposal this has potential to lead to harm, and conditions to control these matters are therefore recommended.

Impact on the residential amenity of adjoining occupiers

- 8.4 No additional built structure or windows are proposed and therefore the outlook, light and privacy of adjoining residential occupiers would be unharmed. It is not considered that the proposed use, which would be staffed by a maximum of two people at a time, would lead to a significant level of noise and disturbance by reason of comings and goings, noise within the building, or vehicular movements. The residential amenity of adjoining occupiers would therefore be unharmed.

Transport

- 8.5 It is anticipated by the applicant that the development would result in only 1 or 2 additional vehicular visits to the site a week, which would mostly be with smaller vehicles such as transit vans, between 9am and 2pm. Deliveries would come in larger vehicles, and would be anticipated to be needed quarterly. These levels of trip generation would be very low and given the infrequency would not have a significant impact on the functioning of either the Highway or the use of the existing forecourt by residents. The transportation impacts of the development would therefore be acceptable.

Other Planning Issues

- 8.6 None to report.

Conclusions

- 8.7 The proposed change of use is acceptable in principle and would preserve the appearance of the existing building, the character of the Conservation Area and adjacent locally listed building. The proposal would also preserve the amenity of adjoining occupiers, and Highways safety and efficiency.
- 8.8 All other relevant policies and considerations, including equalities, have been taken into account.