

Planning Sub-Committee Agenda



To: Councillor Muhammad Ali (Chair)
Councillor Paul Scott (Vice-Chair)
Councillors Toni Letts, Chris Clark, Joy Prince, Sherwan Chowdhury,
Jason Perry, Scott Roche, Gareth Streeter and Ian Parker

A meeting of the **Planning Sub-Committee** which you are hereby summoned to attend, will be held on **Thursday, 15 August 2019** at **6.00 pm** in **Council Chamber, Town Hall, Katharine Street, Croydon CR0 1NX**

JACQUELINE HARRIS BAKER
Council Solicitor and Monitoring Officer
London Borough of Croydon
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www.croydon.gov.uk/meetings
Wednesday, 7 August 2019

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 - 6)

To approve the minutes of the meeting held on Thursday 1 August 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 19/00385/FUL 2 Portnalls Road, Coulsdon, CR5 3DD
(Pages 11 - 26)

The construction of a 4 bedroom and 5 bedroom dwelling with associated access, parking and landscaping with replacement garage to serve the host dwelling.

Ward: Coulsdon Town
Recommendation: Grant permission

5.2 19/00959/FUL 18 Grovelands Road, Purley, CR8 4LA
(Pages 27 - 42)

Conversion of the existing dwelling to form 3 flats including a two-storey rear and a single storey side extension with internal alterations and associated car parking/landscaping.

Ward: Purley and Woodcote
Recommendation: Grant permission

5.3 19/02278/HSE 10 Montague Avenue, South Croydon, CR2 9NH (Pages 43 - 52)

Demolition of garage and outbuildings; alterations and erection of single/two storey front/side/rear extensions to include porch and provision of parking space at front.

Ward: Sanderstead
Recommendation: Grant permission

6. Exclusion of the Press & Public

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

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

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Planning Sub-Committee

Meeting of Planning Sub Committee held on Thursday, 1 August 2019 at 6pm in Council Chamber, Town Hall, Katharine Street, Croydon CR0 1NX

MINUTES

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

PART A

A61/19 **Minutes of the previous meeting**

RESOLVED that the minutes of the meeting held Thursday 18 July 2019 be signed as a correct record.

A62/19 **Disclosure of Interest**

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

A63/19 **Urgent Business (if any)**

There was none.

A64/19 **Planning applications for decision**

A65/19 **19/02062/HSE Roselea Cottage, Ballards Farm Road, Croydon, CR0 5RL**

Demolition of the existing side garage and construction of two-storey side extension.

Ward: Selsdon and Addington Village

The officers presented details of the planning application and responded to questions for clarification.

Mr David Rutherford spoke on behalf of Croham Valley Residents Association against the application.

Councillor Scott proposed a motion for **APPROVAL** of the application based on the officer's recommendation. Councillor Letts seconded the motion.

The motion of approval was put forward to the vote and was carried with three Members voting in favour and two Members abstained their vote.

The Committee therefore **RESOLVED** to **GRANT** the application for the development of Roselea Cottage, Ballards Farm Road, Croydon, CR0 5RL.

The meeting ended at 6.24pm

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.

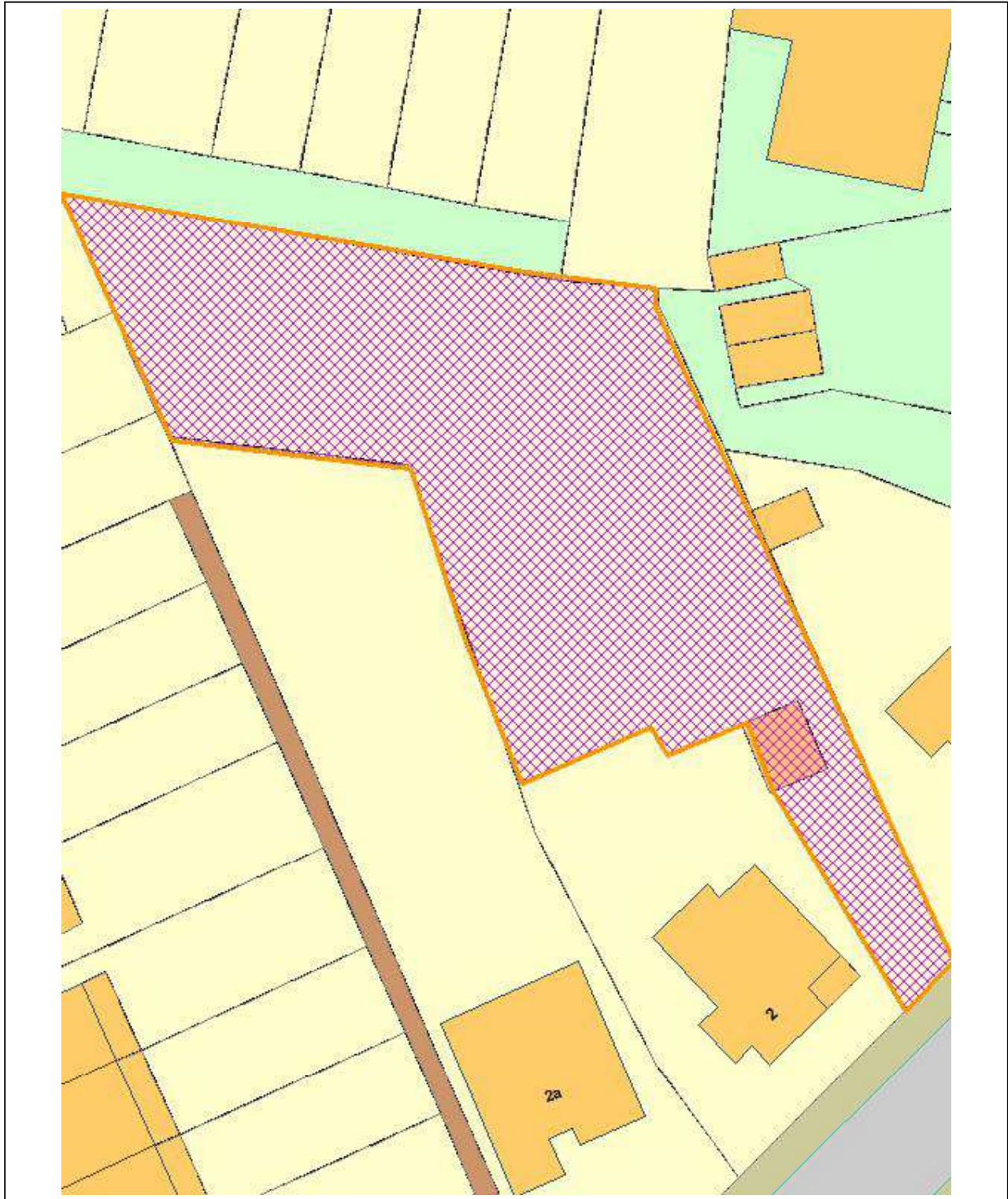
8. BACKGROUND DOCUMENTS

- 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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1.0 APPLICATION DETAILS

Ref: 19/00385/FUL
 Location: 2 Portnalls Road, Coulsdon, CR5 3DD
 Ward: Coulsdon Town
 Description: The construction of a 4 bedroom and 5 bedroom dwelling with associated access, parking and landscaping with replacement garage to serve the host dwelling.

Drawing Nos: 780-L-01A, 780-L-02, LD15A-PL01, LD15A-PL03, LD15A-PL04, LD15A-PL05, LD15A-PL06, LD15A-PL 07, LD15A-PL08, LD15A-PL-09, LD15A-PL-10, LD15A-PL 11, TRP 01, 780-L-02

Applicant: Earlswood Homes
 Agent: Alex Moseley
 Case Officer: Joe Sales

	1B 2P	2B 3P	2B 4P	3B 4P	4B+	Total
Proposed Provision					2	2

1.1 This application is being reported to committee because the ward councillor (Councillor Mario Creatura) has made a representation in accordance with the Committee Consideration Criteria and requested committee consideration and objections above the threshold in the Committee Consideration Criteria have been received.

2.0 RECOMMENDATION

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

Conditions

- 1. Development to be carried out in accordance with the approved drawings and reports except where specified by conditions
- 2. Details of materials to be submitted
- 3. Hard and soft landscaping including boundary treatment and retaining walls to be submitted
- 4. Details of visibility splays to be submitted for approval

5. Details (materials, height) of refuse collection enclosure to be submitted to and approved prior to occupation
6. No additional windows in the flank elevations
7. Tree protection measures to be agreed
8. Details of electric vehicle charging point to be submitted
9. Construction Logistics Plan to be submitted
10. 19% Carbon reduction
11. 110 litre Water usage
12. Details of site specific SuDS and flood mitigation measures to be submitted.
13. Details of proposed finished floor levels.
14. Time limit of 3 years
15. Any other planning condition(s) considered necessary by the Director of Planning and Strategic Transport

Informatives

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

3.0 PROPOSAL AND LOCATION DETAILS

- 3.1 The proposal includes the following:
- Demolition of existing garage at 2 Portnalls Road.
 - The erection of a 5-bedroom dwelling and 4-bedroom dwelling.
 - Provision of a new access off Portnalls Road.
 - Provision of 7 car parking spaces; 3 replacement spaces for the existing house and two for each proposed property.
 - Provision of associated refuse, cycle stores and landscaping.
- 3.2 During the course of the application amended plans have been received which amended the designs of the proposed dwellings and were the subject of re-notification.

Site and Surroundings

- 3.3 The application site lies on the northern side of Portnalls Road and is currently used as the garden for number 2. The garden runs adjacent to the garden of the neighbouring 2a before returning towards the rear of the site.
- 3.4 The site is bound by Conniston Road, 1 Portnalls Road, St Aidans Church and Chipstead Valley Road. A service alley way runs between the site and the dwellings located on Chipstead Valley Road.

- 3.5 The application site lies within an area at low risk of surface water flooding as identified by the Croydon flood maps. There are no other constraints affecting the application site as identified by the Croydon Plan. The site is subject to a Tree Preservation Order (TPO).
- 3.6 The application site has a PTAL of 3 and is 0.6 miles away from Coulsdon Town Railway Station and Coulsdon South Railway Station. The District Centre of Coulsdon is a 0.3 miles from the site.



Figure 1 Aerial street view highlighting the proposed site within the surrounding street scene.

Planning History

- 3.7 There are no relevant previous planning applications which are directly relevant to the application site

4.0 SUMMARY OF KEY REASONS FOR RECOMMENDATION

- The principle of the development is acceptable given the residential character of the surrounding area.
- The design and appearance of the development is appropriate, respecting the character of the surrounding area.
- The living conditions of adjoining occupiers would be protected from undue harm subject to conditions.
- The living standards of future occupiers are satisfactory and Nationally Described Space Standard (NDSS) compliant.
- Sustainability aspects can be controlled by conditions.
- Access, parking and turning arrangements are acceptable.

5.0 CONSULTATION RESPONSE

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

6.0 LOCAL REPRESENTATION

6.1 The application has been publicised by 42 letters of notification to neighbouring properties in the vicinity of the application site. The number of representations received from neighbours in response to notification and publicity of the application are as follows:

No of individual responses: Objecting: 33 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:

Objection	Officer comment
Design and appearance	
Overdevelopment of the site	Addressed in paragraph 8.6
Impact on amenities of neighbouring properties	
Loss of light to neighbouring properties	Addressed in paragraph 8.17
Overlooking and loss of privacy for neighbours	Addressed in paragraph 8.17
Construction noise and dust will be harmful to local residents	Addressed in paragraph 8.33
Landscape/Trees	
Loss of the existing garden.	Addressed in paragraph 8.5
Transport and Parking	
Negative impact on highway safety	Addressed in paragraph 8.25

- 6.4 Councillor Creatura referred the application to Planning Committee and raised objections on grounds of over-development, not in keeping with the existing area and inappropriate design.
- 6.5 Amended drawings were received on the 22nd of May 2019 and neighbours were re-consulted, with the responses included in the above table.

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 February 2019. The NPPF sets out a presumption in favour of sustainable development, requiring that development which accords with an up-to-date local plan should be approved without delay. The NPPF identifies a number of key issues for the delivery of sustainable development, those most relevant to this case are:

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

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

7.4 Consolidated London Plan 2015

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

- 7.21 Woodlands and trees

7.5 Croydon Local Plan 2018

- SP2 - Homes
- SP6.3 - Sustainable Design and Construction
- DM1 - Housing choice for sustainable communities
- SP4 – Urban Design and Local Character
- DM10 - Design and character
- DM13 - Refuse and recycling
- DM16 – Promoting healthy communities
- SP6 – Environment and Climate Change
- DM23 - Development and construction
- DM25 – Sustainable drainage systems and reducing floor risk
- SP7 – Green Grid
- DM27 – Biodiversity
- DM28 – Trees
- SP8 – Transport and communications
- DM29 - Promoting sustainable travel and reducing congestion
- DM30 - Car and cycle parking in new development

7.6 There is relevant Supplementary Planning Guidance as follows:

- London Housing SPG March 2016
- Croydon Suburban Design Guide Supplementary Planning Document April 2019

8.0 MATERIAL PLANNING CONSIDERATIONS

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

1. Principle of Development
2. Townscape and Visual Impact
3. Housing Quality for Future Occupiers
4. Residential Amenity for Neighbours
5. Access and Parking
6. Sustainability and Environment
7. Trees and Landscaping
8. Other Matters

Principle of Development

8.2 The London Plan and Croydon Local Plan identify appropriate use of land as a material consideration to ensure that opportunities for development are recognised and housing supply optimised. It is acknowledged that windfall schemes which provide sensitive renewal and intensification of existing residential areas play an important role in meeting demand for larger properties in the Capital, helping to address overcrowding and affordability issues.

- 8.3 The application is for two new dwellings, providing additional homes within the borough, which the Council is seeking to promote. The site is located within an existing residential area and as such, providing that the proposal respects the character and appearance of the surrounding area and there are no other impact issues, the principle of residential intensification is supported.
- 8.4 Strategic policy SP2.7 states that the council will seek to ensure that a choice of homes is available in the borough that will address the borough's need for homes of different sizes. A strategic target has been set for 30% of all new homes up to 2036 to have three or more bedrooms. The proposals provide a 4 and 5 bedroom dwelling which contribute to meeting this target.
- 8.5 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”*
- 8.6 The current rear garden of the existing dwelling, number 2, is approximately 880m² and the amended proposal would result in the host property having a rear garden of 12.8m in length and a rear garden area of 226m². As such it meets the detailed criteria of policy DM10 (10m length) and half or 200m² in a retained rear garden.
- 8.7 The proposal is therefore considered to be acceptable in this regard and meets the tests as set out within Policy DM10 of the Croydon Local Plan.
- 8.8 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.

Townscape and Visual Impact

- 8.9 The existing garden is large in size and it has therefore been established that the principle of development is acceptable within this location. Most buildings in the area have traditional forms, comprising two storeys with pitched roofs, there are a variety of house types (detached, semi-detached, terraced, bungalows) and styles in the immediate vicinity.
- 8.10 The Suburban Design Guide states that where a development is within a rear garden it should be subservient to accord with Policy DM10.1 of the Croydon Local Plan. The proposal comprises 2, two storey dwellings with accommodation located within the roof space.
- 8.11 The height of the proposed dwellings are similar to the existing dwellings however, given that the existing houses are located over 20 metres away from the proposed houses, the height and scale of the dwellings in their current form are acceptable and in accordance with the Suburban Design Guide.

- 8.12 The location and orientation of the proposed dwellings has been designed so that the front elevation faces away from the rear elevation of the existing dwelling. This design ensures that the privacy of the proposed and existing dwellings is retained as there is a significant distance between the existing and proposed rear elevations. As such, the rear elevations of the two proposed dwellings face towards the rear elevations of the host property on Portnalls Road and the dwellings along Coniston Road.
- 8.13 The proposed dwellings integrate into the existing massing well. The existing houses, number 1, 2 and 2a do not have a distinct or orderly form along Portnalls Road and the culmination of the existing and proposed houses provide a cluster of 5 dwellings which are comparable in terms of their plot size which is considered to be acceptable.
- 8.14 Given the existing dwellings within the immediate vicinity of the development site, it is considered that this scale and massing of development is acceptable within this location.
- 8.15 The proposed buildings are designed to appear familial and take precedent from numbers 1 and 2 Portnalls Road but with significant differences so they do not appear the same. Features such as mock tudor timber beams and a pitched roof as well as traditional render and red tile roofs are proposed which provide the



Figure 2 Elevations of proposed frontages

properties with their own style whilst being sympathetic to the local character.

- 8.16 The existing garage will be demolished to make way for the new vehicular access into the proposed development. It is not considered that the garage is of any merit to and this would have no negative impact on the existing street scene.
- 8.17 The proposed access road is not a common feature found along Portnalls Road however, accesses to set back garages are common and the driveway would not be significantly wider than they typically are. Existing landscaping at the front would be retained and improved and this element would not have a significant impact on the streetscene.
- 8.18 The proposed hardstanding would be softened through the use of landscaping which would be located along the stretch of the access road. The proposed parking spaces are softened by landscaping and the existing gardens will be separated by an 1800mm close board fence with a hedge that runs the length of this.
- 8.19 The site is situated within an urban setting with a PTAL rating of 3 and as such the London Plan indicates that the density levels ranges of 200-450 habitable rooms per hectare (hr/ha) are appropriate. The proposed development would be in the region of 200 hr/h and when the density is assessed against the profile of the existing area the density is considered acceptable. As outlined above, the proposal would overall result in a development that would respect the pattern and rhythm of neighbouring area and would not harm the appearance of the street scene.
- 8.20 Therefore, having considered all of the above, against the backdrop of housing need, officers are of the opinion that the proposed development would comply with the objectives of the above policies in terms of respecting local character.

Housing Quality for Future Occupiers

- 8.21 All of the proposed new units would comply with internal dimensions required by the Nationally Described Space Standards (NDSS).
- 8.22 With regard to external amenity space, the London Housing SPG states that a minimum of 8-11sqm of private outdoor space should be provided for 4 bedroom dwellings. All of the units provide sufficient amenity space which is in accordance with the London Housing SPG and the Croydon Local Plan.
- 8.23 In terms of accessibility, step free access is provided to the building from the highway. This will enable the dwellings to be accessible by a wheelchair which ensures that the units can comply with M4(2) and M4(3) of the Building Regulations as required by the London Plan, with direct access on to the amenity space.
- 8.24 The development is considered to result in a high quality development including two family dwellings unit all with substantial amenities and overall providing an acceptable standard of accommodation for future occupiers.

Residential Amenity for Neighbours

8.25 The main properties that would be affected by the proposed development are 1 and 1a Coniston Road, 1 – 2a Portnalls Road and 131-149 Chipstead Valley Road.

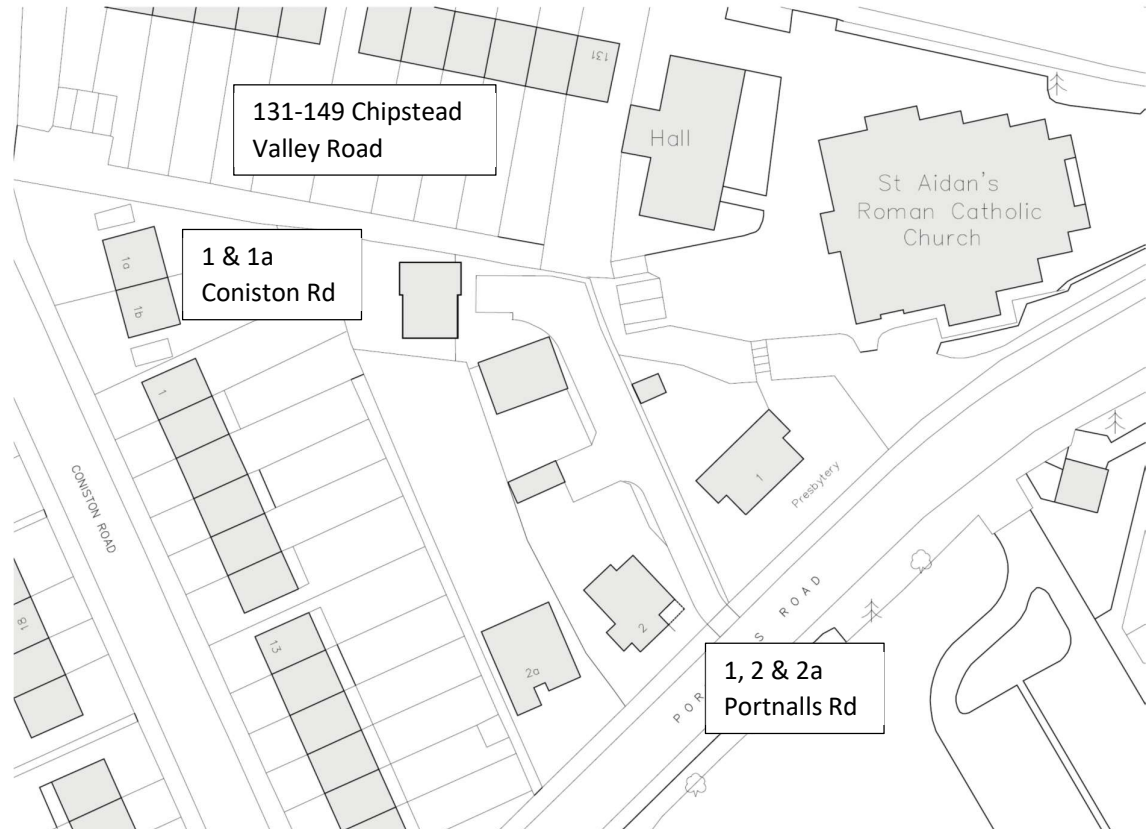


Figure 3 Neighbouring properties

1a, 1b, 1 and 3 Coniston Road

8.26 The rear elevation of plot two faces towards the rear elevation of the aforementioned properties. The proposals are located between 25m and 28m away from one another. The proposed gardens will back onto the existing gardens of Conniston Road however, given the existing relationship between the gardens and the separation distances it is not considered that there will be any impact to the existing adjoining occupiers. The relationship complies with guidance in the Suburban Design Guide and ensures that the privacy and amenity of the adjoining occupiers is retained.

131-149 Chipstead Valley Road

8.27 These properties are located to the north of the proposed development, separated by a service road and will look onto the flank elevation of plot 2. The separation distance between these properties and the proposed development is 24m and given that there are no flank windows within the proposed side elevation, there will not be any impact caused on the amenity or privacy of the adjoining occupiers along Chipstead Valley Road.

2 and 2a Portnalls Road

8.28 2 Portnalls Road, the host property will back onto the garden for the proposed Plot 1. There is a separation distance of 23m between the existing and proposed dwelling which is in accordance with the Suburban Design Guide. 2a Portnalls Road is also some distance from the proposed dwellings and therefore any overlook into the neighbouring properties will be kept to a minimum.

1 Portnalls Road

8.29 No.1 Portnalls Road is located 20m away from the rear elevation of plot 1 and at an angle. The vehicular access runs between the boundary of this dwelling and the proposed development. With regards to retaining the privacy and amenity within the garden, landscaping has been carefully designed along the boundary to mitigate any disturbance caused by vehicles entering and exiting the site.

St Aiden's Church

8.30 St Aiden's church is a non-residential property and so is unlikely to be significantly affected by the proposal. Similarly, the church is unlikely to give rise to noise disturbance which would make the proposed development unacceptable.

Access and Parking

8.31 The site has a PTAL rating of 3 which means that it has relatively good access to public transport (with Coulsdon Town Railway Station/Coulsdon South Railway Station and Coulsdon District Centre is relatively close by – within a 10 minute walk).

8.32 It is proposed to create seven off street car parking spaces, with direct access off Portnalls Road. It should be noted that two of these spaces and a garage will serve the existing dwelling at 2 Portnalls Road and two spaces for each proposed dwelling.

8.33 The proposed parking provision for the new units is in accordance with the London Plan and meet the standards as set out within table 6.2. Three spaces for the host property exceeds these standards but as there is adequate amenity space and the site layout is acceptable, this is not considered sufficient to warrant a refusal of the application.

- 8.34 The entrance to the site will utilise the existing highway crossover which is currently in use. The width of the access will be 3.7m in width and the road will exceed the 4.8m depth away from the public highway as set out within the Suburban Design Guide. With regards to visibility splays, details of these will be secured by condition.
- 8.35 Local Plan Policy DM30 states that 20% of parking bays should have electric vehicle charging points (EVCPs) with future provision available for the other bays. Details and provision of the EVCP will be conditioned.
- 8.36 Concern has been expressed with regard to construction vehicles accessing the site. Prior to any works taking place on site, a Construction Logistics and Management Plan will be required to be submitted to the local planning authority by condition. This plan will also detail hours of deliveries, limit construction hours and provide details of dust control methods to reduce the impact on the adjacent properties as far as possible.
- 8.37 Given that the residential units are family houses it is considered that cycle storage can be provided within the curtilage of the houses or within the garden areas of the proposed units.
- 8.38 A refuse collection point is located towards the entrance of the proposed development with the intention that refuse vehicles reverse into the site up to this point. The Suburban Design Guide recommends that any refuse store must be located within 20m from the existing street, for collection purposes and 30m from the front door of the proposed dwelling. Plot 2 is roughly 35m away from the refuse store however, if this was to be relocated elsewhere, then this would be further away from the existing highway and would mean that any collection vehicles would need to enter the site further than what is currently proposed. Officers are satisfied that the bins can be adequately serviced and a condition is recommended to secure full details. It is therefore considered that the proposed arrangement, on balance, is acceptable.
- 8.39 The access to the refuse point will be secured in order to prevent any anti-social behaviour from occurring in the sheltered entrance area and full details of this arrangement will be secured by condition.

Environment and Sustainability

- 8.40 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.

Food Risk

- 8.41 The site is located within an area of low risk with regards to surface water flooding and limited risk of groundwater flooding. Policy DM25 requires all development to incorporate sustainable drainage measures (SuDS) and the FRA outlines that SuDS measures should be installed. A condition requiring site specific SuDS measures would be imposed by way of condition on any planning

permission, alongside the other recommendations of the Design and Access Statement.

Trees and Landscaping

- 8.42 There is a Tree Preservation Order within the garden of no.2 Portnalls Road (8, 1981). Two trees (not subject to protection) have been removed recently at the application site. A tree survey, removal and protection strategy has been submitted.
- 8.43 The proposed development will remove a total number of 6 trees within the existing garden and these will be replaced by a total number of 10 replacement trees within the proposed landscaping plan ref.780-L-02.
- 8.44 There is no objection from a tree perspective with regards to the landscaping proposals, subject to the submitted landscaping scheme which includes the provision of a replacement tree. Whilst the TPO tree is at some distance from the proposed development, a condition is recommended to secure any necessary protection for the tree. These measures will be secured by a suitable condition.

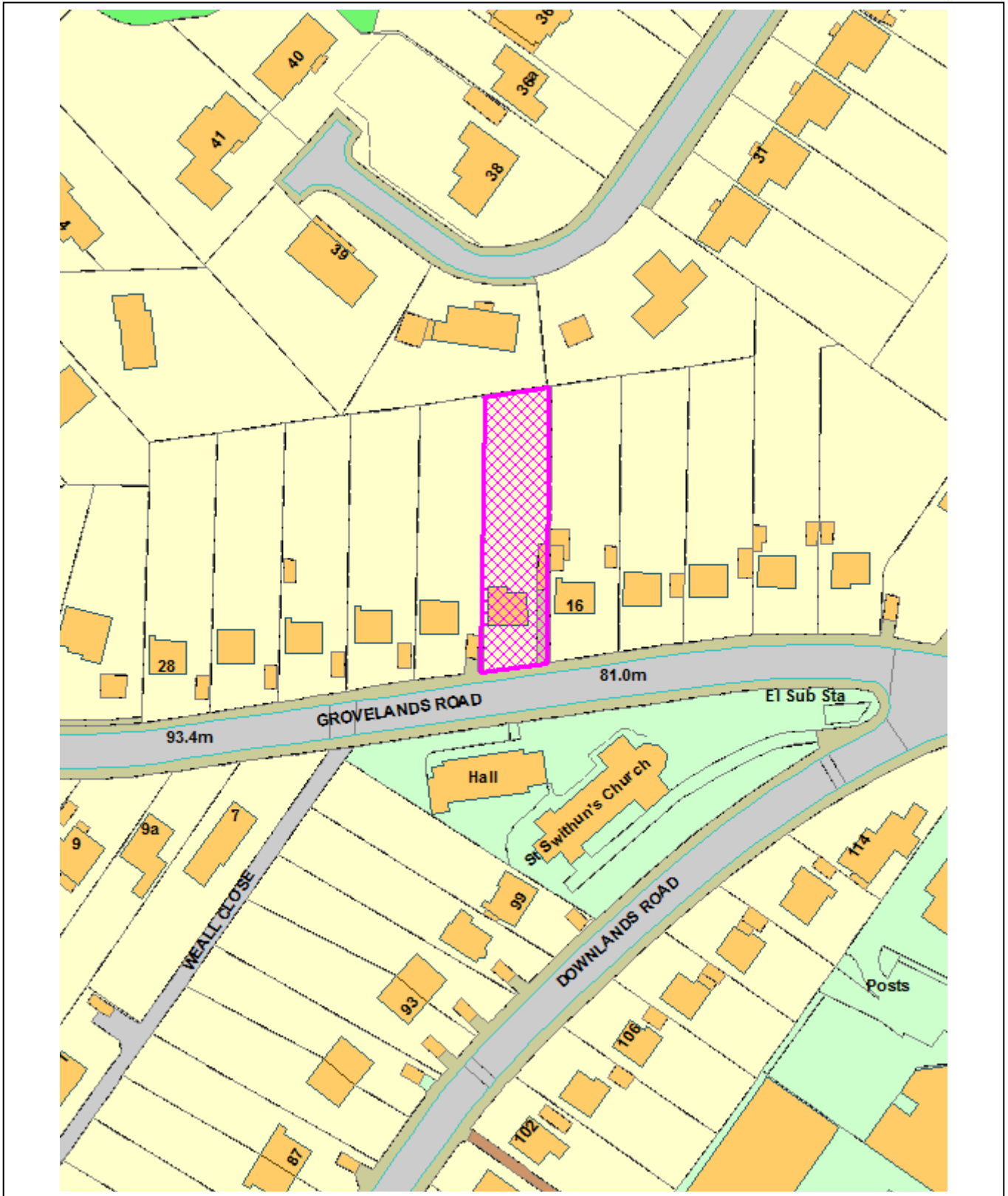
Other matters

- 8.45 The development will be liable for a charge under the Community Infrastructure Levy (CIL). This payment will contribute to delivering infrastructure to support the development of the area, such as local schools.

Conclusions

- 8.46 The principle of development is considered acceptable within this area. The development has been designed to ensure its appearance respects the character of the surrounding area and that there is no significant adverse impacts on neighbouring occupiers. The impact on the highway network would be acceptable with car parking being made available, bearing in mind the relatively high levels of public transport accessibility and proximity to district centre facilities. Therefore, the proposal is considered to be in accordance with the relevant policies.
- 8.47 All other relevant policies and considerations, including equalities, have been taken into account.

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1.0 APPLICATION DETAILS

Ref: 19/00959/FUL
 Location: 18 Grovelands Road, Purley, CR8 4LA
 Ward: Purley and Woodcote
 Description: Conversion of the existing dwelling to form 3 flats including a two storey rear and a single storey side extension with internal alterations and associated car parking/landscaping.

Drawing Nos: NMA-XX-00-DR-A-00100 Rev.P7, 1842-NMA-XX-01-DR-A-00101 Rev.P5, 1842-NMA-XX-02-DR-A-00102 Rev.P5, 1842-NMA-XX-ZZ-DR-A-00200 Rev.P4, 1842-NMA-XX-ZZ-DR-A-00201 Rev.P4.

Applicant: Mr R Thompson
 Agent: Jonathan McDermott
 Case Officer: Joe Sales

	1 bed	2 bed	4 bed	6 bed
Existing	-	-	-	1
Proposed flats	1 (1B2P)	1 (2B3P)	1 (4B7P)	-

All units are proposed for private sale

Number of car parking spaces	Number of cycle parking spaces
3	5

1.1 This application is being reported to Planning Sub Committee because the number of objections received in relation to the above application has exceeded the threshold in the Committee Consideration Criteria.

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. Time limit of 3 years
- 2. Development to be carried out in accordance with the approved drawings and reports except where specified by conditions

3. All new external work and work of making good shall be carried out in materials to match the existing.
4. Details (location, materials and height) of bin-store enclosure, bike storage, retaining walls and boundary fencing to be submitted to and approved prior to the occupation of the development.
5. Private amenity spaces shall be retained for as long as the development remain in existence.
6. Installation of at least 2 100l water butts.
7. Car parking provided as specified
8. Any other planning condition(s) considered necessary by the Director of Planning and Strategic Transport

Informatives

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

3.0 PROPOSAL AND LOCATION DETAILS

- 3.1 The proposal includes the following:
- Conversion of the existing 6 bedroom house into 3 flats.
 - Erection of extensions to side and rear
 - Provision of private external amenity space for each dwelling.
 - Provision of 3 off-street parking spaces requiring alterations to ground level
 - Provision of associated refuse and cycle stores

Site and Surroundings

- 3.2 The application site is a two storey, detached dwelling on the northern side of Grovelands Road. The area is characterised by other detached residential properties of a similar scale. Grovelands Road runs east-west at this point.
- 3.3 The land slopes up quite steeply at the rear of the property towards the north, and also to the west. It similarly drops down to the east.
- 3.4 The site has a Public Transport Accessibility Level (PTAL) of 3 and is a 0.16km (or a 3 minute walk) from Brighton Road and 0.8km (or a 10 min walk) away from Purley District Centre.

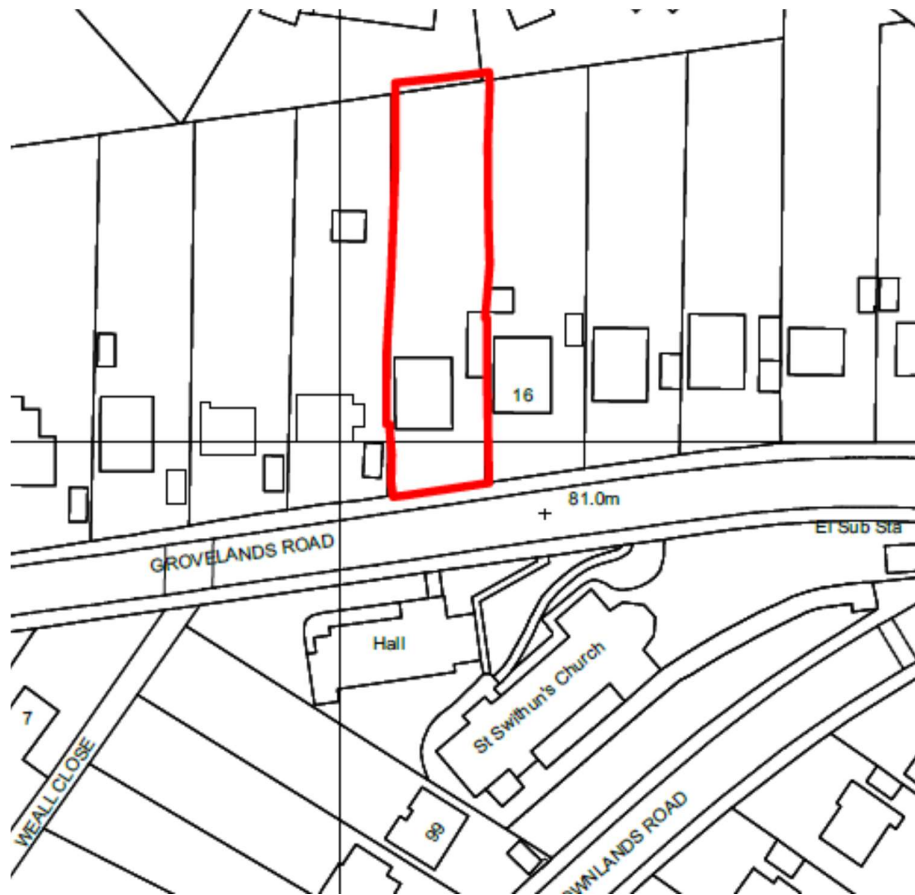


Figure 1: Aerial street view highlighting the proposed site within the surrounding street scene.

Planning History

- 3.5 19/02642/FUL-Demolition of existing dwelling and construction of part 2/part 4 storey building to form 9 dwellings with associated car parking is currently under consideration.
- 3.6 18/05552/LP-A lawful development certificate was granted for the erection of a single storey side/rear extension, two storey rear extension.
- 3.7 15/03126/P-Planning permission was granted for the retention of an enlarged patio area with excavation of rear garden and erection of retaining walls.
- 3.8 14/00976/LP-A lawful development certificate was granted for the erection of a gable end roof extension and dormer extension in rear roof slope
- 3.9 13/04426/P-Planning permission was refused for the erection of a gable end roof extension with dormer extension in rear slope.

4.0 SUMMARY OF KEY REASONS FOR RECOMMENDATION

- The principle of the development is acceptable.
- The design and appearance of the development is appropriate, respecting the character of the surrounding area.
- The living conditions of adjoining occupiers would be protected from undue harm subject to conditions.
- The living standards of future occupiers are satisfactory and Nationally Described Space Standard (NDSS) compliant.
- Sustainability aspects can be controlled by conditions.

5.0 CONSULTATION RESPONSE

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

6.0 LOCAL REPRESENTATION

- 6.1 The application has been publicised by 18 letters of notification to neighbouring properties in the vicinity of the application site. The number of representations received from neighbours in response to notification and publicity of the application are as follows:

No of individual responses: Objecting: 14 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:

Objection	Officer comment
Detrimental impact on tree(s)	Addressed under section Trees and Ecology.
Loss of light	Addressed in Residential Amenity for Neighbours
Not in keeping with the area	Addressed in Townscape and Visual Impact
Obtrusive by design	Addressed in Townscape and Visual Impact
Over Development	Addressed in Townscape and Visual Impact

Impact on highways	Addressed in Access and Parking
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- 6.3 The local ward Councillor, Simon Brew, raised an objection against the application on the following grounds:
- Loss of trees.
 - Inaccuracies of information presented on the application forms [OFFICER COMMENT: There are a number of errors on the application form; however the proposal and its potential impacts is clear from the submitted drawings and statements]
 - Loss of on street car parking spaces on the road.

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. The determination shall be made in accordance with the plan unless material considerations indicate otherwise. The Council's adopted Development Plan consists of the London Plan 2016, 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 February 2019. The NPPF sets out a presumption in favour of sustainable development, requiring that development which accords with an up-to-date local plan should be approved without delay. The NPPF identifies a number of key issues for the delivery of sustainable development, those most relevant to this case are:

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

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

7.4 Consolidated London Plan 2015

- 3.3 Increasing housing supply
- 3.4 Optimising housing potential
- 3.5 Quality and design of housing developments
- 3.8 Housing choice
- 5.1 Climate change mitigation
- 5.2 Minimising carbon dioxide emissions
- 5.3 Sustainable design and construction
- 5.12 Flood risk management
- 5.13 Sustainable drainage
- 5.16 Waste net self sufficiency
- 6.3 Assessing effects of development on transport capacity
- 6.9 Cycling
- 6.13 Parking

- 7.2 An inclusive environment
- 7.3 Designing out crime
- 7.4 Local character
- 7.6 Architecture
- 7.21 Woodlands and trees

7.5 Croydon Local Plan 2018

- SP2 - Homes
- SP6.3 - Sustainable Design and Construction
- DM1 - Housing choice for sustainable communities
- SP4 – Urban Design and Local Character
- DM10 - Design and character
- DM13 - Refuse and recycling
- DM16 – Promoting healthy communities
- SP6 – Environment and Climate Change
- DM23 - Development and construction
- DM25 – Sustainable drainage systems and reducing floor risk
- SP7 – Green Grid
- DM27 – Biodiversity
- DM28 – Trees
- SP8 – Transport and communications
- DM29 - Promoting sustainable travel and reducing congestion
- DM30 - Car and cycle parking in new development

7.6 There is relevant Supplementary Planning Guidance as follows:

- London Housing SPG March 2016
- Croydon Suburban Design Guide Supplementary Planning Document April 2019

8.0 MATERIAL PLANNING CONSIDERATIONS

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

- a Principle of development
- b Amenities of future occupiers
- c Townscape issues
- d Amenities of existing surrounding and nearby occupiers
- e Trees and ecology
- f Flood risk
- g Transportation, Parking and Refuse
- h Other Matters

Principle of Development

8.2 The London Plan and Croydon Local Plan identify appropriate use of land as a material consideration to ensure that opportunities for development are recognised and housing supply optimised. Windfall schemes which provide

sensitive renewal and intensification of existing residential areas play an important role in meeting demand.

- 8.3 The site is not designated for any other purpose the principle of residential development is acceptable.
- 8.4 Croydon Local Plan Policy DM1.2 states that the Council will permit the redevelopment of the residential units, where it does not result in the net loss of 3 bedroom homes (as originally built) or the loss of homes smaller than 130sqm. Policy SP2.7 supports the provision of new family sized dwellings, with a strategic target of 30% of all new dwellings across the borough to be family sized.
- 8.5 The existing dwelling is a 6 bedroom house which was originally constructed as a four storey house and would be converted into flats. The proposed development would provide a 4-bed 7 person flat which would result in no net loss of family homes.
- 8.6 The proposal includes a 4-bedroom home, a 2-bedroom home and a 1-bedroom home, therefore over 30% of the homes on the site would be family sized, in line with the strategic target set out in Policy 2.7.
- 8.7 The site has a suburban setting with a PTAL of 3 and as such the London Plan indicates that the density levels ranges of 200-350 habitable rooms per hectare (hr/ha) are appropriate. Whilst the proposed development would be in the region of 120 hr/ha, the London Plan further indicates that it is not appropriate to apply these ranges mechanistically, as the density ranges are broad, to enable account to be taken of other factors relevant to optimising potential – such as local context, design and transport capacity. Given that the proposal is a conversion and extensions to the existing building, this policy should be given very little weight.
- 8.8 The principle of the development can therefore be supported provided the proposal respects the character and appearance of the surrounding area and there are no other impact issues.

Housing Quality for Future Occupiers

- 8.9 All of the proposed new units would comply with internal dimensions required by the Nationally Described Space Standard (NDSS).
- 8.10 The NDSS states that for single storey dwellings the following standards must be adhered:
 - 4-bed 7 person (duplex)115 m2 (117m2 proposed)
 - 1-bed 2 person-50 m2 (54 m2 proposed)
 - 2-bed 3 person-61 m2 (61 m2 proposed)

- 8.11 With regard to external amenity space, the London Housing SPG states that a minimum of 5sqm of private outdoor space should be provided for 1-2 person dwellings and an extra 1sqm for each additional occupant. All of the units provide sufficient amenity space in accordance with the London Housing SPG.
- 8.12 Each dwelling has been allocated private amenity space at the rear of the site. This amenity space can be directly accessed by the individual flats and it is therefore considered that this is acceptable when assessed against the London Housing SPG.
- 8.13 London Plan Policy 3.8 and the London Housing SPG together promote accessible design, but acknowledge that a flexible approach should be taken on small scale developments and conversions. The Housing SPG clarifies that Policy 3.8 should be applied flexibly to ensure that residential or mixed use development is deliverable and notes that a lift may cause practical difficulties for small scale developments (where the depth and width of a plot and height restrictions may inhibit the overall floorplate and massing); and units created by extensions to existing residential homes.
- 8.14 In this case, there is no step free access to the building from the highway, and as a conversion the units would not be fully accessible as a result of the constraints posed by the sloped site and the existing building. A lift could not reasonably or practically be provided within the building whilst also providing the proposed three units, due to the limited floorspace.
- 8.15 However, all units would have separate entrances, with a WC on the same floor as the living room, and the ground floor units would have level access to outdoor spaces.

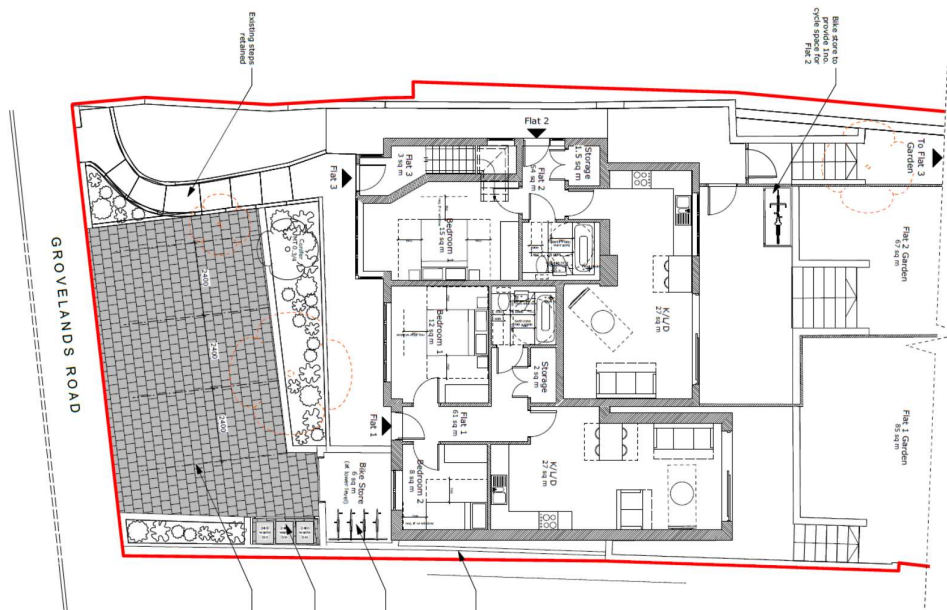


Figure 2: Proposed ground floor plan

8.16 The development is considered to result in a high quality development including 1 x four bedroom family unit all with substantial amenities and overall providing an acceptable standard of accommodation for future occupiers.

Townscape and Visual Impact

8.17 The proposed development seeks to introduce a single storey side and first floor rear extension. The side extension would be sub-servient to the existing dwelling and set back from the front elevation. It would have a pitched roof with a flat top which from the street would look similar to the existing roof pitch. There would be a first floor rear extension above the existing single storey rear extension, which would not cut a line taken at 45° from the neighbouring property, the guidance contained in the “Suburban Design Guide” regarding visual intrusion.

8.18 The proposed roof form is a part hipped/flat roof on the side and rear extensions. The proposed roofs are considered to be acceptable as these are sympathetic to the existing building. The pitch of the proposed roofs match the existing ensuring that they integrate into the existing roof form.

8.19 The existing landscaping at the front of the property will be removed, the land lowered and reconfigured to provide 3 off street car parking spaces. The proposed driveway area would be softened by planting. It is considered that the alterations to the front of the property will not have a negative impact on the existing street scene and are therefore acceptable.

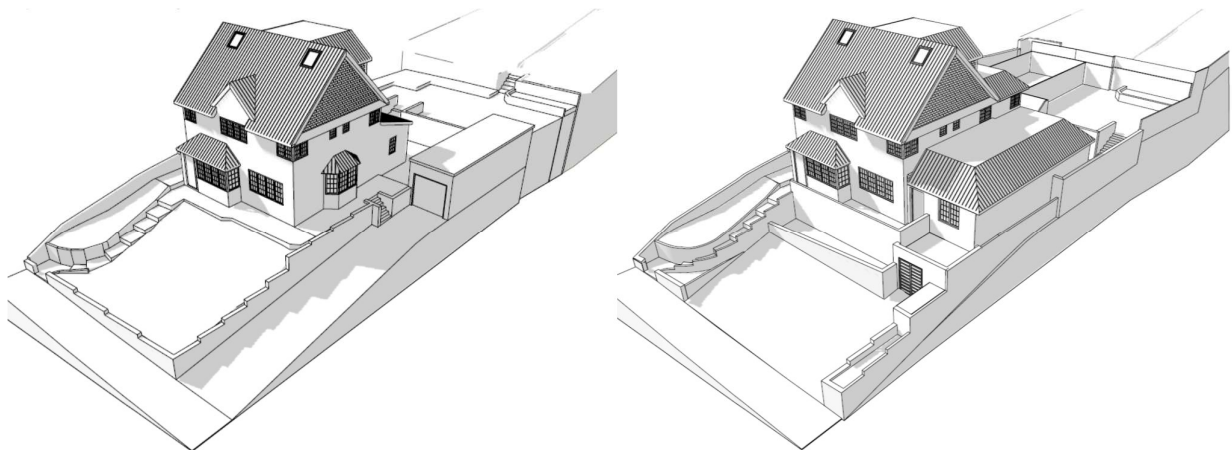


Figure 3: Existing and Proposed extensions

8.20 The proposed materials include white render, upvc windows and plain red roof tiles which will match the existing.

8.21 Having addressed the points above it is considered that the proposals are acceptable when assessed against the Suburban Design Guide and are in accordance with Policy DM10 of the Croydon Local Plan.

8.22 The application site is within an established residential area and is comparable in size to other flatted conversions and neighbouring developments approved throughout the borough. As outlined above, the proposal would overall result in a development that would respect the pattern and rhythm of neighbouring area and would not harm the appearance of the street scene.

8.23 Therefore, having considered all of the above, against the backdrop of housing need, officers are of the opinion that the proposed development would comply with the objectives of the above policies in terms of respecting local character.

Residential Amenity for Neighbours

8.24 The main properties that would be affected by the proposed development are 16 and 20 Grovelands Road and 37 Box Ridge Avenue.

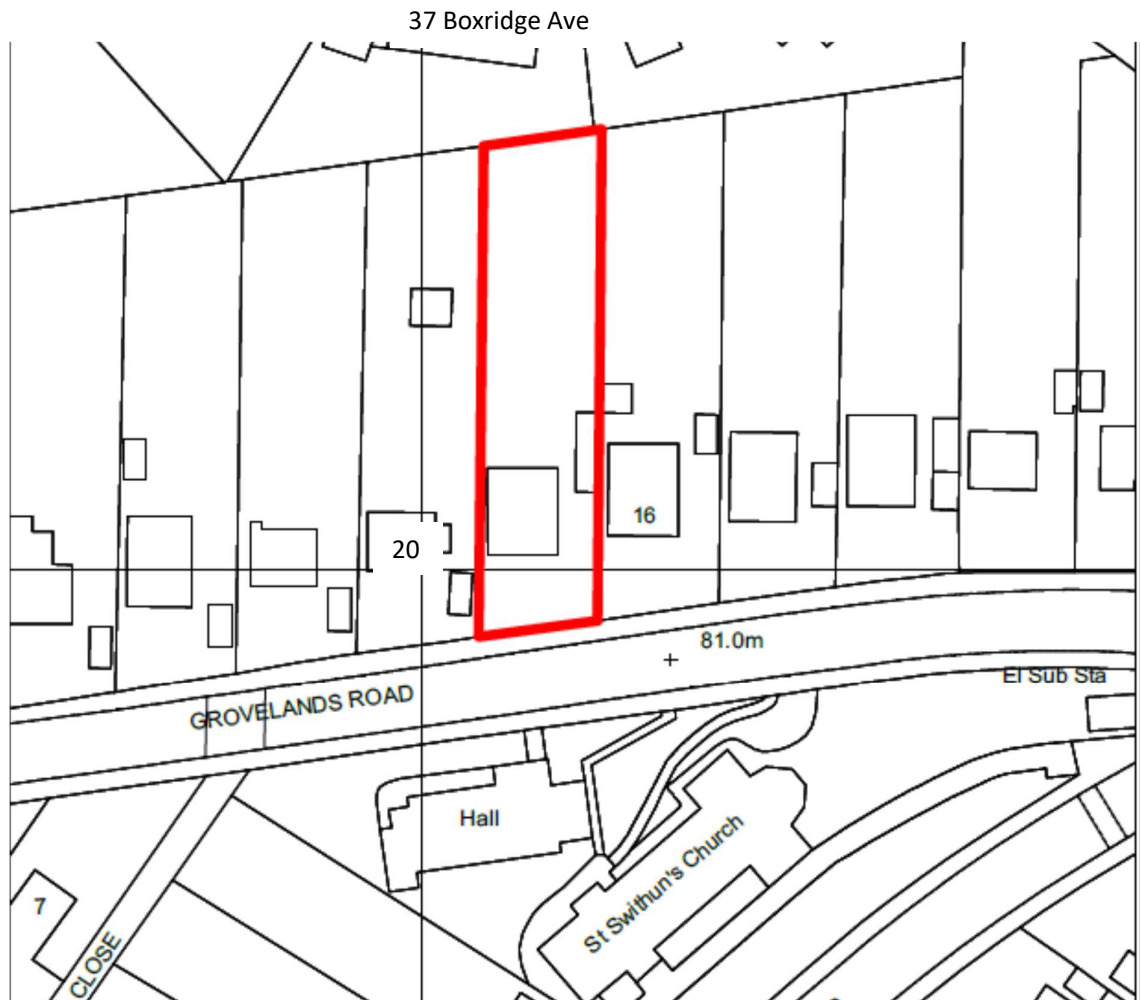


Figure 4: Neighbouring Properties Affected

16 and 20 Grovelands Road

- 8.25 These detached dwellings are located to east and west of the site. The proposed side and rear extensions would fall outside of the horizontal 45 degree line taken from the rear windows of the neighbouring houses, in line with the Suburban Design Guide.
- 8.26 There are no windows proposed that would cause any loss of privacy to the neighbouring properties. The windows which are located on the flank walls are already in place and would therefore not alter the current situation and relationship between the neighbouring properties. No 16 has a side facing ground floor window and door which looks directly on to the existing retaining wall and so the proposal would not significantly affect the impact on these openings. No 20 has side facing first floor windows which appear to be secondary windows to bedrooms. Additionally this property is at a higher level and so would not be significantly impacted by the proposal.
- 8.27 The proposed rear window on the first floor rear extension would not provide any overlooking into the neighbouring properties which would cause concern. The impact on the properties is minimal and the proposals are acceptable.

37 Box Ridge Avenue

- 8.28 This dwelling is located towards the rear of the site along the rear boundary of the garden fence. Whilst the proposed development would include a two storey rear extension, given the distance (approximately 45m) between these properties and trees that are located in between the two, the level of overlooking would be limited.
- 8.29 It is not considered that the proposed development result in an unreasonable loss of daylight to habitable rooms to the neighbouring properties given that the existing house is a detached dwelling with generous separation distances between the adjoining occupiers and the application site. Furthermore the proposals extend out slightly from the existing rear elevation which is within the 3.5m rear extension limit as set out within the Suburban Design Guide.

Access and Parking

- 8.30 The application site in is an area with a PTAL of 3. The site proposes 3 car parking spaces which will be located within a new landscaped driveway. There is a space for each proposed dwelling which is in compliance with Local Plan Policy SP8.
- 8.31 It is not considered that the development would have any significant impact upon the highway network nor would any significant parking stress result from this proposal as each unit will have access to a car parking space.

- 8.32 In order to comply with London Plan standards covered and secure cycle storage is to be provided. The proposed development provides 5 cycle spaces for flats 1 and 3 which are located within the forecourt and an additional space in the garden of flat 2 (which has access to the front of the property). The location of this is considered acceptable subject to details relating to appearance and capacity to ensure they meet London Plan standards and the submission of these details could be secured by condition.
- 8.33 The London Plan and the Croydon Local Plan require refuse storage which is adequately sized, screened and conveniently located. The submitted layout plan shows bin storage, that can accommodate 3x240l bins, to be located at the front of the site and the location of this is considered acceptable subject to materials and appearance details being submitted.
- 8.34 The proposed refuse location would be considered acceptable as it would be convenient for refuse collection and is within a 20m distance from the entrance of all 3 dwellings. Further details of the appearance of the store could be secured by condition.

Environment and Sustainability

- 8.35 Policy DM25 requires all development to incorporate sustainable drainage measures (SuDS). A condition requiring site specific SuDS measures would be imposed on any planning permission, alongside the other recommendations of the FRA.

Trees and Ecology

- 8.36 The proposed development seeks the removal of two evergreen trees from the existing front garden so that the development can accommodate car parking. Having consulted our Tree Officer on this matter, it is not considered the removal of trees is unacceptable.
- 8.37 The site is not considered to be suitable for protected species. As such, it is not considered that any significant tree or ecology impact would result from this development.

Other matters

- 8.38 The development will be liable for a charge under the Community Infrastructure Levy (CIL). This payment will contribute to delivering infrastructure to support the development of the area, such as local schools.

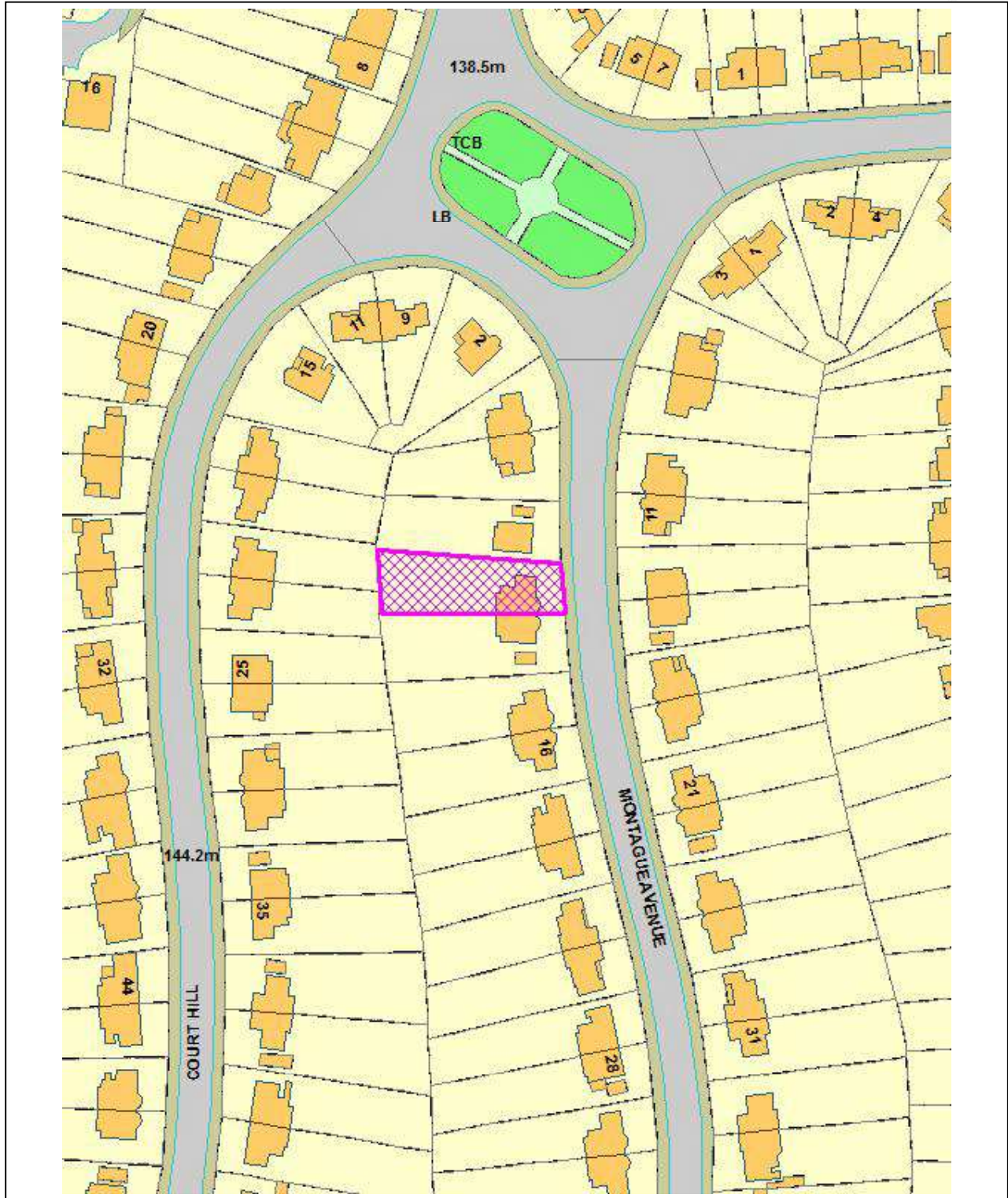
Conclusions

- 8.39 The principle of development is considered acceptable within this area. The development has been designed to ensure its appearance respects the character of the surrounding area and that there is no significant adverse impacts on neighbouring occupiers.
- 8.40 The impact on the highway network would be acceptable with adequate car parking being made available, bearing in mind the relatively high levels of public transport accessibility and proximity to district centre facilities. Therefore, the proposal is considered to be in accordance with the relevant policies.
- 8.41 It is the Planning Officers recommendation that the application is approved in line with section 8 of this report.

Other Matters

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

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1 SUMMARY OF APPLICATION DETAILS

Ref: 19/02278/HSE
Location: 10 Montague Avenue, South Croydon, CR2 9NH
Ward: Sanderstead
Description: Demolition of garage and outbuildings; alterations and erection of single/two storey front/side/rear extensions to include porch and provision of parking space at front
Drawing Nos: 614.00, 614.01 Rev D, 614.02 Rev C, 614.05 Rev D (Proposed ground and first floor plan), 614.05 Rev C (Proposed roof plan and proposed elevations), Design and Access Statement Rev B, Flood Risk Assessment.
Applicant: Mr Dilpesh Patel
Case Officer: Hayley Crabb

- 1.1 This application is being reported to Planning Sub Committee as objections above the threshold have been received.

RECOMMENDATION

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

Conditions

- 1) Development to be carried out in accordance with the approved drawings and reports except where specified by conditions
- 2) Restrict side facing windows/doors
- 3) Materials to match those existing
- 4) Parking as specified
- 5) 3 years
- 6) Any other planning condition(s) considered necessary by the Director of Planning and Strategic Transport

Informatives

- 1) Policies
- 2) Part Wall Act
- 3) 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:

- Erection of a single/two storey front/side/rear extension.
- The ground floor extension would project approximately 0.9m from the main front wall. Whilst the extension would have a garage frontage, the shallow area behind the garage door would be used as a store (refuse and other limited storage). Areas for car parking would be located within the forecourt area.
- The ground floor extension to the rear would project 4.5m from the existing single storey element.
- The first floor would be set back 1m from the main front wall of the house with a reduced ridge height with a hipped roof.
- The first floor rear element would project 3.9m from the main rear wall of the house with a hipped roof.

3.2 Revised drawings received 11th July 2019 showing the provision of an off street parking space.

Site and Surroundings

3.3 The application site consists of a semi-detached house with an attached garage to the side.

3.4 The area is residential in character, comprising predominantly semi-detached houses. Other properties in close proximity to the site have erected single/two storey side extensions with varying degrees of sizes and set backs at first floor level. 8 and 12 Montague Avenue both have extensions at first floor level at side and other properties opposite also have extensions, some with no set back.

3.5 The site has been identified as a site at risk of surface water flooding.

Planning History

3.6 18/06062/GPDO - Erection of single storey rear extension projecting out 4.5 metres with a maximum height of 3.503 metres – Deemed to not fall within permitted development.

3.7 19/00562/GPDO - Erection of single storey rear extension projecting out 4.5 metres with a maximum height of 3.503 metres – Prior approval approved.

4 SUMMARY OF KEY REASONS FOR RECOMMENDATION

- The proposal is in accordance with guidance provided in the Council's Suburban Design Guide SPD.
- The extension to the building would not have a detrimental impact on the appearance of the existing building, the character of the area, or the residential amenity of adjoining nearby occupiers.
- The scheme would significantly harm the amenities of neighbouring residential occupiers.

5 CONSULTATION RESPONSE

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

6 LOCAL REPRESENTATION

- 6.1 The application was publicised by 9 letters of notification to neighbouring properties in the vicinity of the application site. 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: 25 Objecting: 25 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
Not in keeping with the area/overbearing/obtrusive by design	Addressed in Section 8.4 of this report
Over-development	Addressed in Section 8.4 of this report
Overlooking/loss of privacy	Addressed in Section 8.6-8.9 of this report
Overshadowing/loss of light	Addressed in Section 8.6-8.9 of this report
Traffic/parking/loss of garage/pollution and congestion affecting safety, health and wellbeing	Addressed in Section 8.12-8.15 of this report
Use as HMO	Addressed in Section 8.10 of this report
Impact on trees	Addressed in Section 8.16 of this report
Drainage/flooding	Addressed in Section 8.17 of this report
Impact on amenities/infrastructure and services	Addressed in Section 8.18 of this report
Set a precedent for future development	Each application is judged on its own individual 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. Such 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 (February 2018), and the South London Waste Plan 2012.

7.2 Government Guidance is contained in the National Planning Policy Framework (NPPF) issued in February 2019. The NPPF sets out a presumption in favour of sustainable development, requiring that development which accords with an up-to-date local plan should be approved without delay. The NPPF identifies a number of key issues for the delivery of sustainable development, those most relevant to this case are:

- Promoting sustainable transport;
- Delivery of housing
- Promoting social, recreational and cultural facilities and services the community needs
- Requiring good design.

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

7.4 Consolidated London Plan 2015

- 6.13 Parking
- 7.4 Local Character
- 7.6 Architecture

7.5 Croydon Local Plan (adopted February 2018)

- SP4 – Urban Design and Local Character
- DM10 – Design and character
- DM28 – Trees
- DM29 – Promoting sustainable travel and reducing congestion
- DM30 – Car and cycle parking in new development
- SP6.4 - Reducing flood risks
- DM43 – Sanderstead

7.6 Other relevant Supplementary Planning Guidance as follows:

- Suburban Design Guide SPG (2019)

8 MATERIAL PLANNING CONSIDERATIONS

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

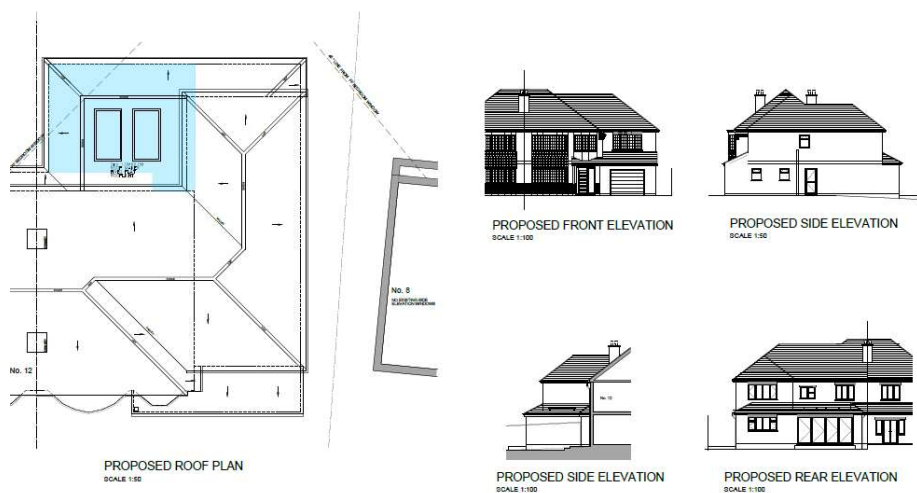
1. Townscape and visual impact
2. Residential amenity of adjoining occupiers
3. Highways and transport
4. Trees and environment
5. Environment and sustainability

Townscape and Visual Impact

- 8.2 All new developments should contribute to enhancing a sense of place and improving the character of the area. Supplementary Planning Document No. 2 on Residential Extensions and Alterations has been replaced by the Suburban Design Guide SPD which was adopted April 2019. It states extensions will be judged on a case by case basis.



- 8.3 The proposed extension would project approximately 0.9m from the main front wall of the house. The proposed first floor would be set back 1m from the main front wall of the house with a reduced ridge height with a hipped roof in line with the Suburban Design Guide SPD. The rear extension would project 4.5m from the main rear wall with the first floor element projecting 3.9m from the main rear wall. The extension would be set from the side boundary.

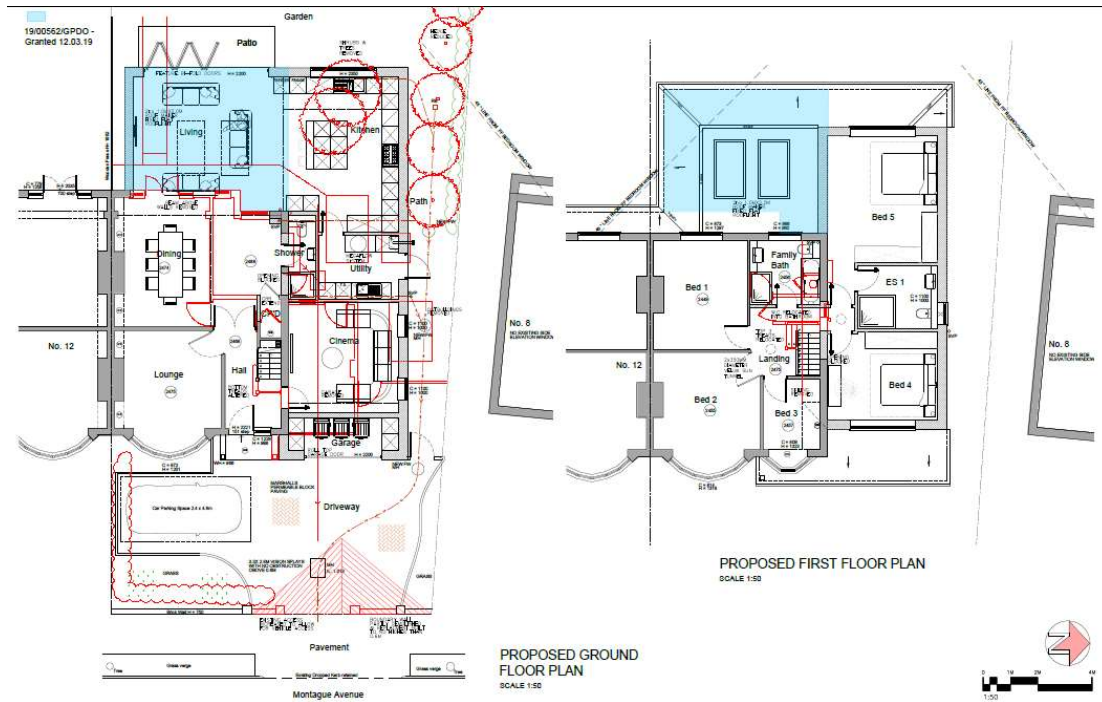


- 8.4 Representations received have raised issues focussing on the schemes apparent failure to be in keeping with the area/overbearing/obtrusive by design/over-

development. There are other properties in close proximity to the site that have been extended – of varying sizes and setbacks at first floor level. Whilst the neighbouring properties do not have a two storey rear element, officers are satisfied that the proposed extension would not result in the over-development of the site and would not have a detrimental effect on the appearance of the host building, nor have a detrimental effect on the visual amenity of the street scene/character of the area so as to warrant a refusal of planning permission. The extension would appear suitably subordinate – with hipped roof elements incorporated.

Residential amenity of adjoining occupiers

- 8.5 Policy DM10.6 states the Council will not support development proposals which would have an adverse effects on the amenities of the occupiers of adjoining buildings. The Suburban Design Guide SPD states extensions should not negatively impact upon neighbouring properties. SPD states a rear extension could have a greater depth than 3.5m dependent on the 45 degree angle from the neighbouring property (taken from the centre of the window of the nearest habitable room in the neighbouring properties). The SPD also states two storey rear extensions need to be carefully designed to avoid negatively impacting neighbouring properties.



- 8.6 Representations received on the grounds of overlooking/loss of privacy and loss of light/overshadowing.
- 8.7 A GPDO application was submitted for a single storey rear extension with a 4.5m projection (LBC Ref 19/00562/GPDO). It was deemed the proposed extension with a 4.5m projection in close proximity to the boundary would not have had a significant effect on the amenities of 12 Montague Avenue to warrant a refusal of prior approval. Representation stated this would only be the first phase and if approved would set a precedent for future developments. Each application is judged on its own merits. Given

the siting of the proposed extension, it was considered the extension would not have been so detrimental to the amenities of neighbouring properties.

- 8.8 This proposal includes the erection of a single/two storey front/side/rear extension. The proposed extension would be set away from the side boundary with 8 Montague Avenue and the existing passageway would be retained. Moreover, 8 Montague Avenue is set at a slightly lower land level in relation to the application property and is slightly angled away from the common boundary. There is also some natural screening along the side boundary. The agent has annotated the 45 degree angle (taken from the rear window to 8 Montague Avenue). Given the size, siting and design of the extension/angle and relationship with 8 Montague Avenue, the proposed development would not have a significant impact on the amenities of this neighbouring property. Whilst there would be an element of overlooking, given the siting of the extension and existing relationships, mutual levels of overlooking are commonplace and it is considered the application could not be refused for these reasons.
- 8.9 There is a wooden fence along the side boundary between 10 and 12 Montague Avenue. The proposed extension would project 4.5m from the existing single storey element as per the GPDO prior approval. The proposed first floor element would be set approximately 6.2m from this side boundary. The 45 degree angle from 12 Montague Avenue is also indicated as part of the submission. Given that prior approval has previously been given for a 4.5m projection and that the first floor element would be set back 6.2m from the side boundary, officers are satisfied that the proposed development would not have a significant effect on the amenities of 12 Montague Avenue.
- 8.10 Representations have been received regarding a possible use of the property in the future as a House in Multiple Occupation (HMO). The agent has advised the property is currently rented out to a family. The agent has advised that the applicant is proposing to move back into the property following on from the completion of the works the subject of this planning application and any use as a HMO does not form part of this planning application and does not represent a material planning consideration.

Highways and Parking

- 8.11 The site has a PTAL 0 (Public Transport Accessibility Level) – Poor. Montague Avenue is not a classified road.
- 8.12 Representations received on the grounds of traffic/parking/loss of garage/pollution and congestion affecting safety, health and wellbeing. Revised drawings have been submitted showing the provision of an off street car parking space (within the garden forecourt area) as the existing garage is proposed to be demolished.
- 8.13 Whilst the existing garage is proposed to be demolished, this approach is not uncommon in such circumstances, especially as the conversion of a garage to habitable accommodation can be undertaken under permitted development in the majority of cases. The agent has submitted a revised drawing showing the provision of a parking space on the frontage – proposing alternative on-site parking provision. Whilst the property would be increased from a 3 bedroom to a 5 bedroom, this is not un-common on a residential house within the borough.

- 8.14 In this instance, given an off street parking space would be provided on the frontage with the adjacent properties also having space to provide off street parking to the front of their houses, it is considered the level of parking is acceptable.
- 8.15 Montague Avenue is not a classified road. It is proposed to alter the front boundary wall in order to provide the necessary visibility splays to ensure that high safety conditions are suitably maintained.

Trees and Environment

- 8.16 There are trees located on the site which are not protected by a Tree Preservation Order. Representations received on the ground of impact on trees. There are no trees of significant merit on site. No arboricultural objection has been raised to the proposed development.

Other

- 8.17 Representations have focussed also on drainage/flooding issues. A Flood Risk Assessment (FRA) was submitted as part of the planning application process. The site has been identified as very low risk for surface water flooding. The Flood Risk Assessment states "The proposal includes the demolition of garage and outbuildings. Erection of single/two storey front/side/rear extensions with integral garage. As such the level of surface water collected will increase. Any additional surface water on the new roof will be directed to a soakaway located a minimum 5m from the property, with enough capacity to meet the requirement of the additional roof space or be directed into an existing surface water drain. Any foul water will be discharged into the existing foul water sewers". It is considered in this instance no additional measures are considered necessary.
- 8.18 Representations received on the grounds of Impact on amenities/infrastructure and services. In view of the scale of development proposed, it is most unlikely that CIL would be payable – assuming that the application fully complies with the CIL Regulations. Assuming that the use continues as a single family dwelling house, the impact of this development would be minimal in terms of infrastructure pressures.

Conclusions

- 8.19 All other relevant policies and considerations, including equalities, have been taken into account. The development would fully embrace the guidance contained within the Suburban Design Guide SPD and would respect the character and appearance of the area and the amenities of immediate neighbouring occupiers.