

# Planning Sub-Committee Agenda



To: Councillor Chris Clark (Chair)  
Councillor Leila Ben-Hassel (Vice-Chair)  
Councillors Joy Prince, Clive Fraser, Humayun Kabir, Jamie Audsley,  
Scott Roche, Gareth Streeter, Ian Parker and Lynne Hale

A meeting of the **Planning Sub-Committee** which you are hereby summoned to attend, will be held on **Thursday, 12 August 2021** at **6.00 pm** in **Council Chamber, Town Hall, Katharine Street, Croydon CR0 1NX**

ASMAT HUSSAIN  
Executive Director of Resources and  
Monitoring Officer (Interim)  
London Borough of Croydon  
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[www.croydon.gov.uk/meetings](http://www.croydon.gov.uk/meetings)  
Wednesday, 4 August 2021

Members of the public are welcome to attend this meeting, however we recommend that you watch the meeting remotely via the following link:  
<https://civico.net/croydon/meetings/13007>

If you would like to attend in person please note that spaces are extremely limited and are allocated on a first come first served basis. If you would like to attend in person please email [democratic.services@croydon.gov.uk](mailto:democratic.services@croydon.gov.uk) by 5pm the working day prior to the meeting to register your interest.

If you would like to record the meeting, we ask that you read the guidance on the recording of public meetings here before attending.

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

The agenda papers for all Council meetings are available on the Council website [www.croydon.gov.uk/meetings](http://www.croydon.gov.uk/meetings)

If you require any assistance, please contact Michelle Ossei-Gerning 020 8726 6000 x84246 as detailed above.

## **AGENDA – PART A**

**1. Apologies for absence**

To receive any apologies for absence from any members of the Committee

**2. Minutes of the previous meeting (Pages 5 - 10)**

To approve the minutes of the meetings held on Thursday 1 July 2021 and Thursday 29 July 2021 as an accurate record.

**3. Disclosure of Interest**

In accordance with the Council's Code of Conduct and the statutory provisions of the Localism Act, Members and co-opted Members of the Council are reminded that it is a requirement to register disclosable pecuniary interests (DPIs) and gifts and hospitality to the value of which exceeds £50 or multiple gifts and/or instances of hospitality with a cumulative value of £50 or more when received from a single donor within a rolling twelve month period. In addition, Members and co-opted Members are reminded that unless their disclosable pecuniary interest is registered on the register of interests or is the subject of a pending notification to the Monitoring Officer, they are required to disclose those disclosable pecuniary interests at the meeting. This should be done by completing the Disclosure of Interest form and handing it to the Democratic Services representative at the start of the meeting. The Chair will then invite Members to make their disclosure orally at the commencement of Agenda item 3. Completed disclosure forms will be provided to the Monitoring Officer for inclusion on the Register of Members' Interests.

**4. Urgent Business (if any)**

To receive notice of any business not on the agenda which in the opinion of the Chair, by reason of special circumstances, be considered as a matter of urgency.

**5. Planning applications for decision (Pages 11 - 14)**

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

**5.1 20/05761/FUL 226 Addington Road, South Croydon, CR2  
8LD (Pages 15 - 36)**

Erection of extension to rear of the existing building to provide a 1 bedroom dwelling with private amenity courtyard, rear balcony amenity, external staircase and additional refuse and cycle provision at ground level.

Ward: Selsdon Vale and Forestdale  
Recommendation: Refuse permission

**5.2 20/03623/FUL 82 Pollards Hill North, Norbury, SW16 4NY  
(Pages 37 - 52)**

Demolition and erection of 5 houses and associated car parking, cycle parking, refuse storage and landscaping

Ward: Norbury and Pollards Hill  
Recommendation: Grant permission

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

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

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

## Planning Sub-Committee

Meeting of Croydon Council's Planning Sub-Committee held on Thursday, 1 July 2021 at 8.26pm in Council Chamber, Town Hall, Katharine Street, Croydon CR0 1NX

This meeting was Webcast – and is available to view via the Council's Web Site

### MINUTES

**Present:** Councillor Chris Clark (Chair);  
Councillor Leila Ben-Hassel (Vice-Chair);  
Councillors Jamie Audsley, Scott Roche and Gareth Streeter

**Also Present:** Councillor Maria Gatland

### PART A

A18/21 **Minutes of the previous meeting**

**RESOLVED** that the minutes of the meeting held Thursday 17 June 2021 be signed as a correct record.

A19/21 **Disclosure of Interest**

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

A20/21 **Urgent Business (if any)**

There was none.

A21/21 **Planning applications for decision**

A22/21 **19/02093/FUL Land and parking adjoining 2 The Lawns to include land to the rear of 142-148 Beauchamp Road, Upper Norwood, London, SE19 3TS**

Erection of 4 no. 3-bed two storey houses, with associated parking (amended description)

Ward: Crystal Palace and Upper Norwood

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

Miss Emily Shallcross spoke against the application.

Miss Kim Walker, the applicant's agent, spoke in support of the application.

The Committee deliberated on the application presentation heard before them having heard all the speakers who addressed the Committee, and in turn addressed their view on the matter.

The substantive motion to **GRANT** the application based on the officer's recommendation was not supported.

Councillor Gareth Streeter proposed for a motion to **REFUSE** the application on the grounds of overdevelopment of the restricted site with an inappropriate form, layout and relationship with neighbouring residential gardens, leading to loss of privacy, detrimental to the residential amenities of immediate neighbours. This was seconded by Councillor Leila Ben-Hassel.

The motion to refuse was taken to a vote and carried with four Members voting in favour and one Member abstained their vote.

The Committee **RESOLVED** to **REFUSE** the application for the development at Land and parking adjoining 2 The Lawns to include land to the rear of 142-148 Beauchamp Road, Upper Norwood, London, SE19 3TS.

A23/21 **20/05471/FUL Land rear of 24-28 Canning Road, London, CR0 6QD**

Erection of 4 terraced dwellings with associated amenity space, waste and cycle stores.

Ward: Addiscombe West

THIS ITEM WAS WITHDRAWN FROM THE AGENDA AND OFFICERS UNDER DELEGATED AUTHORITY WOULD DETERMINE THE CASE.

A24/21 **20/01172/FUL 93 Blenheim Park Road, South Croydon, CR2 6BL**

Erection of a part single, part two storey side extension, rear extension, alterations and extensions to the roof and conversion of the property into 4 self-contained units.

Ward: South Croydon

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

Mr Richard Smith spoke against the application.

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Mr James Cohen spoke in support of the application.

The Ward Member Councillor Maria Gatland spoke against the application.

The Committee deliberated on the application presentation heard before them having heard all the speakers who addressed the Committee, and in turn addressed their view on the matter.

Officers included in the resolution for an amended drawing to be sought showing that the rear communal amenity space extends to the rear site boundary.

The substantive motion to **GRANT** the application based on the officer's recommendation proposed by officers was taken to the vote having been proposed by Councillor Leila Ben-Hassel. This was seconded by Councillor Chris Clark.

The substantive motion was carried with three Members voting in favour and two Members voting against.

The Committee **RESOLVED** to **GRANT** the application for the development at 93 Blenheim Park Road, South Croydon, CR2 6BL.

The meeting ended at 10pm

**Signed:**

**Date:** .....

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## Planning Sub-Committee

Meeting of Croydon Council's Planning Sub-Committee held on Thursday, 29 July 2021 at 9.58pm in Council Chamber, Town Hall, Katharine Street, Croydon CR0 1NX

This meeting was Webcast – and is available to view via the Council's Web Site

### MINUTES

**Present:** Councillor Chris Clark (Chair);

Councillors Clive Fraser, Humayun Kabir, Gareth Streeter and Ian Parker

**Also**

**Present:** Councillor Leila Ben-Hassel

*The Chair proposed for the Planning Sub-Committee to be adjourned and reconvene at the rise of the Planning Committee meeting following the suspension of the guillotine in accordance with section 6.8 in Part 4K of the Constitution – Planning and Planning Sub-Committee Procedure. The Chair proposed for the suspension of the guillotine and to adjourn the meeting. This was seconded by Councillor Humayun Kabir. The motion to adjourn the Planning Sub-Committee meeting was put forward to the vote and was carried with three Members voting in favour.*

*At 10:01pm the Planning Sub-Committee meeting was adjourned*

*At 10:38pm the Planning Sub-Committee resumed the meeting.*

### PART A

A25/21 **Minutes of the previous meeting**

The Planning Sub-Committee resolved to defer this item to the next meeting.

A26/21 **Disclosure of Interest**

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

A27/21 **Urgent Business (if any)**

There was none.

A28/21 **Planning applications for decision**

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*At 10:38pm, in accordance with section 6.8 in Part 4K of the Constitution – Planning and Planning Sub-Committee Procedure, the Chair proposed the motion to defer the item to be heard at the next Planning Sub-Committee meeting. This was seconded by Councillor Clive Fraser. The motion to defer the item was put forward to the vote and was unanimously approved.*

A29/21 **20/03623/FUL 82 Pollards Hill North, Norbury, SW16 4NY**

Demolition and erection of 5 houses and associated car parking, cycle parking, refuse storage and landscaping

Ward: Norbury and Pollards Hill  
Recommendation: Grant permission

This item was deferred to be heard at the next Planning Sub-Committee meeting.

The meeting ended at 10.39 pm

**Signed:**

**Date:** .....

## PLANNING SUB-COMMITTEE AGENDA

### PART 5: Planning Applications for Decision

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#### 1 INTRODUCTION

- 1.1 In this part of the agenda are reports on planning applications for determination by the Planning Committee.
- 1.2 Although the reports are set out in a particular order on the agenda, the Chair may reorder the agenda on the night. Therefore, if you wish to be present for a particular application, you need to be at the meeting from the beginning.
- 1.3 Any item that is on the agenda because it has been referred by a Ward Member, GLA Member, MP or Resident Association and none of the person(s)/organisation(s) or their representative(s) have registered their attendance at the Town Hall in accordance with the Council's Constitution (paragraph 3.8 of Part 4K – Planning and Planning Sub-Committee Procedure Rules) the item will be reverted to the Director of Planning to deal with under delegated powers and not be considered by the committee.
- 1.4 The following information and advice applies to all reports in this part of the agenda.

#### 2 MATERIAL PLANNING CONSIDERATIONS

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

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

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

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

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

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

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

## **5. PROVISION OF INFRASTRUCTURE**

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

## **6. FURTHER INFORMATION**

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

## **7. PUBLIC SPEAKING**

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

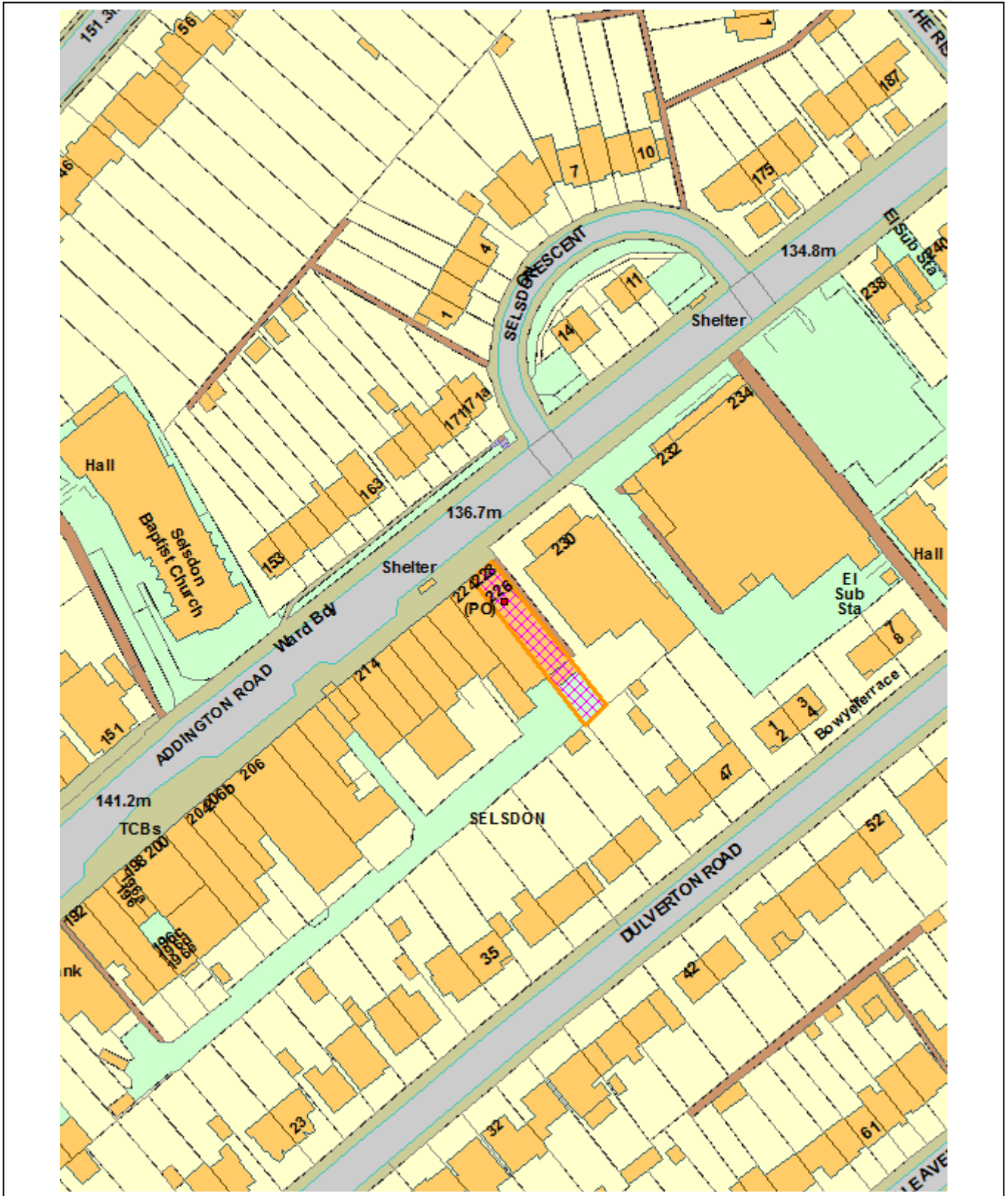
## **8. BACKGROUND DOCUMENTS**

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

## **9. RECOMMENDATION**

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

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**1 SUMMARY OF APPLICATION DETAILS**

Ref: 20/05761/FUL  
 Location: 226 Addington Road, South Croydon, CR2 8LD  
 Ward: Selsdon Vale and Forestdale  
 Description: Erection of extension to rear of the existing building to provide a 1 bedroom dwelling with private amenity courtyard, rear balcony amenity, external staircase and additional refuse and cycle provision at ground level.  
 Drawing Nos: 1460-PL-1100, 1460-PL-1101 Rev A, 1460-PL1102 (received 01.07.21), 1460-PL1200, 1460-PL1201, 1460-PL1300, 1461-PL1301, 1460-PL-1102, 1460-PL1210 (received 01.07.21), 1460-PL1211 (received 01.07.21), 1460-PL1310, 1461-PL1311 (received 01.07.21), 1460-PL-1350, Design and Access Statement (30<sup>th</sup> October 2020)  
 Applicant: Mr B Quadir  
 Case Officer: Hayley Crabb

	<b>1 Bedroom</b>	<b>Total</b>
<b>Proposed Homes</b>	1 bedroom	
<b>Total</b>	1	1

1.1 This application is being reported to Planning Sub Committee as the applicant is Councillor Quadir – and the Director of Planning and Strategic Transport considers it appropriate for the planning application to be afforded Planning Sub Committee scrutiny.

**RECOMMENDATION**

2.1 That the Committee resolve to REFUSE planning permission.

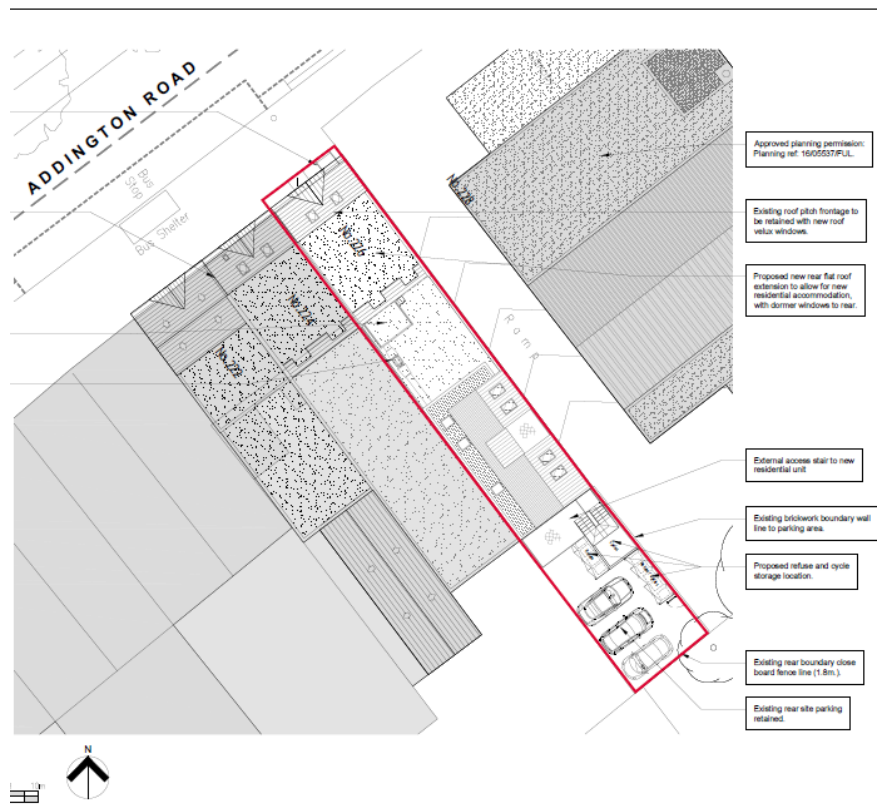
1. The development would provide poor level of accommodation by reason of poor layout, poor outlook, poor accessibility, poor amenity space and the fear of crime for future occupiers and would exacerbate safety concerns and would thereby conflict with Policies SP2.6, SP2.7, SP2.8, SP4 and DM10 of the Croydon Local Plan (2018), Policies D3, D5, D6 and table 3.2, D7 of the London Plan (2021), the DCLG Technical Housing Standards – Nationally Described Space Standard (March 2015), the Housing Supplementary Planning Guidance to the London Plan (March 2016) and the Suburban Design Guide - Supplementary Planning Document (April 2019).

2. The development would be detrimental to the amenities of the occupiers of the host and adjoining property by reason of visual intrusion, poor outlook, noise and smell and would hereby conflict with Policies SP4, DM10, DM23 of the Croydon Local Plan (2018) and Policies D3 and D14 of the London Plan (2021) and the Suburban Design Guide - Supplementary Planning Document (April 2019).
3. The proposed development would provide inadequate facilities for cycle parking within the site which would not be accessible and would thereby conflict with Policies T4 and T5 of the London Plan (2021), Policies SP8, DM29 and DM30 of the Croydon Local Plan (2018) and the Housing Supplementary Planning Guidance to the London Plan (March 2016).

### 3 PROPOSAL AND LOCATION DETAILS

#### Proposal

- 3.1 The proposal comprises the erection of an extension to the rear of the existing building to provide a 1 bedroom (2 person) dwelling with private amenity courtyard, external staircase (including an additional amenity area) and additional refuse and cycle provision at ground level and alterations.



- 3.2 It should be noted that amended drawings have been submitted (1<sup>st</sup> July 2021) clarifying elements and correcting in-accuracies on the drawings and showing the

adjacent right of way. It should also be noted that the siting of the wooden fencing around the adjacent site has not been shown on the plans showing the width of the right of way as it currently stands.

- 3.3 The proposed site plan also shows the existing extract chimney serving the existing restaurant use would be re-located, closer to the rear of the main building. No further details have been provided.
- 3.4 The proposed ground floor plan shows the proposed dwelling would gain access via an entrance off the right of way which runs along the side of the building. A door has also been shown in the side elevation to serve a cycle store. Details of the right of way have now been provided and that the agent has advised the alleyway is part of the adjacent site, but that there is a right of way for the application site in place. It should be noted this land (right of way) is included in the red line boundary of the adjacent site (application 16/05537/FUL), however currently on site wooden hoardings have been installed around the site leaving the right of way outside of the site. It should be noted that the siting of the wooden fencing has not been shown on the plans as stated in 3.2 above.
- 3.5 It should also be noted this is a re-submission of a previous application (20/01761/FUL) which was presented and determined at Planning-Sub Committee on 6<sup>th</sup> August 2020 and refused on grounds of quality of accommodation and impact on neighbours.

## Site and Surroundings



*Site Location Plan*

- 3.6 The application site lies on the south-eastern side of Addington Road.
- 3.7 Two/three storey properties are sited along Addington Road with commercial/retail units on the ground floor and residential above. Two storey post-war housing lies

further south-east. The application site consists of a restaurant on the ground floor with a four bedroom HMO on the upper floors.

- 3.8 The application site lies within Selsdon District Centre, a primary shopping area and an area at risk of surface water and critical drainage flooding as identified by the Croydon Local Plan
- 3.9 The site falls within a PTAL 2 – Poor accessibility to public transport links.

### **Planning History**

- 3.10 There is a lot of history on the site. The most relevant being:-
- 3.11 20/01761/FUL - Erection of extensions to rear of the existing building to provide a 2 bedroom dwelling with private amenity courtyard and additional refuse and cycle provision. Planning Permission was refused on 12.08.2020 for the following reasons:
  - 1. The development would provide poor level of accommodation by reason of poor layout, poor outlook, poor amenity space and the fear of crime for future occupiers and would exacerbate safety concerns and would thereby conflict with Policies SP2.6, SP2.7, SP2.8, SP4 and DM10 of the Croydon Local Plan 2018, Policies 3.5 and 7.1 of the London Plan (consolidated with alterations since 2011), the DCLG Technical Housing Standards – Nationally Described Space Standard (March 2015), the Housing Supplementary Planning Guidance to the London Plan (March 2016) and the Suburban Design Guide - Supplementary Planning Document (April 2019).*
  - 2. The development would be detrimental to the amenities of the occupiers of the host and adjoining property by reason of visual intrusion and poor outlook and would thereby conflict with Policy DM10 of the Croydon Local Plan 2018 and 7.4 and 7.6 of the London Plan (consolidated with alterations since 2011) and the Suburban Design Guide - Supplementary Planning Document (April 2019)*
- 3.12 19/04027/FUL - Alterations to existing front and rear elevation, installation of roof lights on front roof slope, alterations, erection of roof extension to include dormer extensions on rear roof slope, conversion of upper floors to form 3 one bedroom flats and installation of balconies at rear at first and second floor levels and associated refuse, cycle stores and parking – Planning Permission Granted on 12.02.2020.
- 3.13 90/00883/P - Retention of covered way and fire escape staircase; and external ducting – Planning Permission Granted on 10.04.1991.

- 3.14 88/02172/P - Erection of external fire escape staircase at rear – Planning Permission Refused on 12.10.1988.
- 3.15 88/00243/P – Erection of two storey rear extension – Planning permission Granted on 25.05.1988.
- 3.16 87/02158/P – Erection of two storey rear extension – Planning Permission Granted on 28.10.1987.
- 3.17 81/20/2128 – Change of Use of ground floor shop to restaurant and erection of single storey rear extension – Planning Permission Granted.

222 Addington Road, South Croydon

- 3.18 There is a lot of planning history for the site. The most relevant applications are as follows:-
- 3.19 20/02221/LP - Change of use of the ground floor unit from a coffee and retail shop (Use Classes A1 and A3) to a bakery (Use Class A1) – Certificate Granted on 17.07.2020.
- 3.20 19/05073/DISC - Discharge of conditions 2 (Cycle and refuse) and 3 (Noise) attached to planning permission 19/03476/GPDO for, Change of use of basement (Use Class B1 - office) to a studio unit (Use Class C3 - dwelling) – Approved on 04.12.2019.
- 3.21 19/03634/DISC - Discharge of condition 2 (Refuse store and recycling arrangements) attached to planning permission 18/02030/GPDO for the use of ground and first floor as three flats – Approved on 17.09.2019.
- 3.22 19/03476/GPDO - Change of use of basement (Use Class B1 - office) to a studio unit (Use Class C3 - dwelling) – Prior Approval Approved on 23.09.2019.
- 3.23 19/02367/GPDO - Change of use of basement (Use Class B1 - office) to a studio unit (Use Class C3 - dwelling) – Prior Approval Refused on 22.07.2019. (222c Addington Road).
- 3.24 18/05467/FUL - Installation of roof lights on front roof slope and erection of three dormer extensions on rear roof slope to provide 1 studio flat within the roof space – Planning Permission Granted on 17.01.2019.
- 3.25 18/04941/DISC - Discharge of conditions 2, 3 and 4 attached to permission 18/02030/GPDO for use of ground and first floor as three flats – Approved on 23.11.2018. (222c Addington Road).

- 3.26 18/02030/GPDO - Use of ground and first floor as three flats – Prior Approval Approved on 14.06.2018. (222c Addington Road).
- 3.27 17/03830/FUL - Erection of a new floor and change of use of the existing building to form 2 one-bedroom flats and 1 two bedroom flat – Planning Permission Refused on 26.09.2017. (222c Addington Road).
- 3.28 04/03200/P - Conversion of 1st & 2nd floors above shop unit to form 2 one bedroom flats and erection of external access staircase at rear – Planning Permission Granted on 01.12.2004. (222a Addington Road) (From the Planning history records known as A and B).

224 Addington Road, South Croydon

- 3.29 06/04290/P - Alterations; conversion of first, second and third floors to form 3 one bedroom flats; erection of dormer extension in rear roof slope and installation of velux windows in front roof slope – Planning Permission Granted on 11.12.2006.

230 Addington Road, South Croydon

- 3.30 16/05537/FUL - Demolition of existing garage and showroom. Erection of four storey building with retained lower ground floor level and basement comprising mixed use retail and 11 two bedroom, 14 one bedroom and 1 three bedroom flats – Planning Permission Granted on 22.08.2017. No works pursuant to this planning permission have taken place to date.
- 3.31 20/01114/NMA - Non-material amendment to planning permission ref. 16/05537/FUL for the demolition of existing garage and showroom. Erection of four storey building with retained lower ground floor level and basement comprising mixed use retail and 11 two bedroom, 14 one bedroom and 1 three bedroom flats – Approved on 30.03.2020.

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

- The principle of residential development on the site is acceptable;
- The design and appearance of the development is appropriate for the site;
- There would be harm to the residential amenities of the host/adjoining occupiers;
- The living standards of future occupiers would be un-acceptable;
- The level of parking and impact upon highway safety and efficiency is acceptable;
- Cycle parking would be un-acceptable;
- Sustainability aspects of the development could be controlled by condition.

#### **5 CONSULTATION RESPONSE**

- 5.1 The views of the Planning & Building Control Directorate are expressed in the MATERIAL PLANNING CONSIDERATIONS section below.

## 6 LOCAL REPRESENTATION

6.1 A total of 25 neighbouring properties were notified about the application and invited to comment. Site notices were also erected. 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: 1      Objecting: 1      Supporting: 0

6.2 The following issues were raised in representations that are material to the determination of the application, and they are addressed in the next section of this report:

- Overlooking
- Noise/Air Pollution

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

- Property values (Officer comment: This is not a planning consideration)

## 7 RELEVANT PLANNING POLICIES AND GUIDANCE

7.1 In determining any planning application, the Council is required to have regard to the provisions of its Development Plan so far as is material to the application and to any other material considerations and the determination shall be made in accordance with the plan unless material considerations indicate otherwise. The Council's adopted Development Plan consists of the Croydon Local Plan (2018), Mayor's London Plan (2021) and the South London Waste Plan 2012.

7.2 Government guidance is contained in the National Planning Policy Framework (NPPF), revised in August 2021. 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.

7.3 The London Plan 2021 (March) was formally published on 2<sup>nd</sup> March 2021 and therefore the policies form part of the development plan and therefore the policies are a material planning consideration. The main policy considerations from the London Plan (2021) raised by the application that the Committee are required to consider are:

### Six Good Growth Objects

- GG1 Building strong and inclusive communities

- GG2 Making best use of land
- GG3 Creating a healthy city
- GG4 Delivering the homes Londoners need
- GG5 Growing a good economy
- GG6 Increasing efficiency and resilience
  
- D1 London's form, character and capacity for growth
- D2 Infrastructure requirements for sustainable densities
- D3 Optimising site capacity through the design-led approach
- D4 Delivering good design
- D5 Inclusive design
- D6 Housing quality and standards (including Table 3.2)
- D7 Accessible housing
- D12 Fire Safety
- D14 Noise
- HC1 Heritage conservation and growth
- H1 Increasing housing supply
- H2 Small Sites
- H10 Housing Mix
- G5 Urban greening
- G6 Biodiversity and access to nature
- G7 Trees and woodlands
- S11 Improving air quality
- S12 Minimising greenhouse gas emissions
- S15 Water infrastructure
- S17 Reducing waste and supporting the circular economy
- S18 Waste capacity and net waste self-sufficiency
- S112 Flood risk management
- S113 Sustainable drainage
- T1 Strategic approach to transport
- T3 Transport capacity, connectivity and safeguarding
- T4 Assessing and mitigating transport impacts
- T5 Cycling
- T6 Car parking
- T6.1 Residential parking
- T7 Deliveries, servicing and construction
- T9 Funding transport infrastructure through planning

7.4 For clarity, the Croydon Local Plan 2018, current London Plan (incorporating alterations 2016) and South London Waste Plan 2012 remain the primary consideration when determining planning applications.

Croydon Local Plan 2018 (CLP):



- SP2: Homes.
- SP2.1 Choice of homes.
- SP2.2 Quantities and locations.
- SP2.7 Mix of homes by size.
- SP2.8 Quality and standards.
- DM1: Housing Choice for Sustainable Communities.
- DM1.2 Net loss of 3 bed or homes less than 130 sq.m.
- SP4: Urban Design and Local Character.
- SP4.1 High quality development that responds to local character.
- DM10: Design and Character.
- DM10.1 High quality developments, presumption for 3 storeys.
- DM10.2 Appropriate parking and cycle parking design.
- DM10.4 Private amenity space.
- DM10.5 Communal amenity space.
- DM10.6 Protection to neighbouring amenity.
- DM10.7 Architectural detailing, materials respond to context, services, appropriate roof form.
- DM10.8 Landscaping.
- DM13: Refuse and Recycling.
- DM13.1 Design, quantum and layouts.
- DM13.2 Ease of collection.
- DM16 Promoting Healthy Communities
- DM18 Archaeology
- SP6: Environment and Climate Change.
- SP6.3 Sustainable design and construction.
- Minor residential scheme 19% CO2 reduction.
- Water efficiency 110 litres.
- SP6.4 Flooding and water management – c) SUDs.
- SP6.6 Waste management.
- DM18: Historic Assets and conservation
- DM25: Sustainable drainage systems.
- SP: 7 Green Grid
- DM27: Protecting and enhancing our biodiversity.
- DM28: Trees.
- SP8: Transport and the Communication.
- SP8.5 and SP8.6 Sustainable travel choice.
- SP8.7 Cycle parking.
- SP8.12 and SP8.13 Electric vehicles.
- SP8.17 Parking standards in low PTAL areas.
- DM29: Promoting sustainable travel.
- DM30: Car and cycle parking.
- DM44: Selsdon

Other relevant Supplementary Planning Guidance as follows:

- London Housing SPG March 2016
- DCLG – Technical Housing Standards - Nationally Described Space Standards (NDSS)
- National Planning Practice Guidance
- London Cycle Design Standards
- Suburban Design Guide SPD (April 2019)

7.5 The Suburban Design Guide SPD provides guidance on suburban residential developments and extensions and alterations to existing homes across the borough. The guide sets out how residential development, including extensions and alterations, in neighbourhoods across the borough is part of a holistic strategy being driven by the Council to deliver tangible public benefits to suburban communities.

7.6 With a growing population there is a necessity to build more homes and Croydon is planning for 32,890 new homes by 2036, as set out in the housing target in the Croydon Local Plan 2018 with one third of these units through the delivery of development on windfall sites.

## **8. MATERIAL PLANNING CONSIDERATIONS**

8.1 The principal planning issues relate to:

- a. Principle of development
- b. Townscape and visual impact
- c. Residential amenity of neighbouring occupiers
- d. Residential amenity of future occupiers
- e. Transport and highways
- f. Environment and sustainability

### **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/more efficient uses of the city's land. 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.

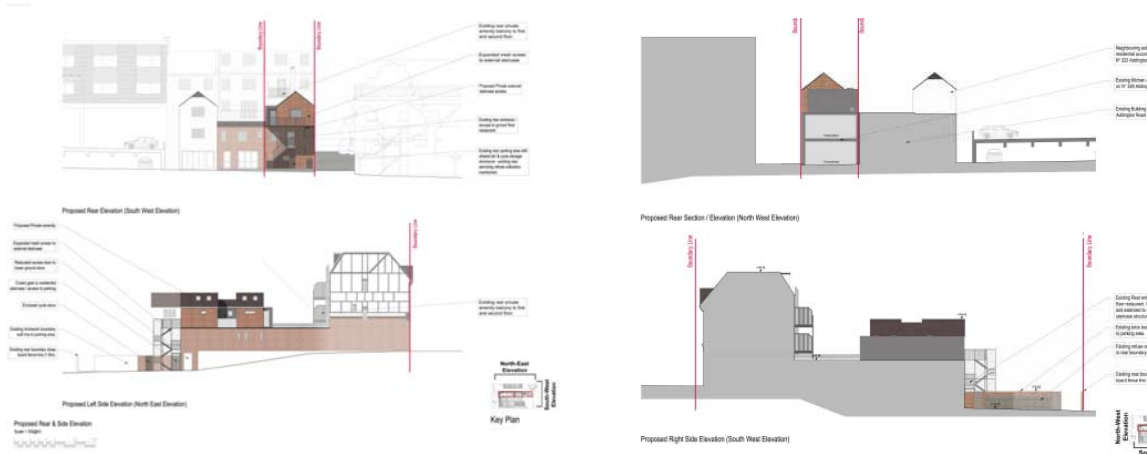
8.3 Policy DM10 of the Croydon Local Plan (2018) and the Suburban Design Guide Supplementary Planning Document (April 2019) set out guidance on subdivision of plots and infill development, stating that it is acceptable where it respects the character of the area. This will be assessed in more detail below.

- 8.4 It should be noted this is a resubmission of a previous refusal (20/01761/FUL). The proposed development would create an additional residential unit that would make a small contribution to the borough achieving its housing targets as set out in the London Plan (2021) and the Croydon Local Plan (2018).
- 8.5 The surrounding area is mixed in use with residential above shops and to the rear of the site. It is considered this use is acceptable in principle subject to the demonstration that the development deals adequately with the matters raised in considering the material considerations relevant to the proposal.

### **Townscape and visual impact**

- 8.6 The National Planning Policy Framework (NPPF) (August 21) outlines the Government's requirements for the planning system and establishes how these will be addressed.
- 8.7 Policy D2 (Infrastructure requirements for sustainable densities), Policy D3 (optimising density through the design-led approach), D4 (delivering good design), D5 (inclusive design), D6 (Housing quality and standards) and HC1 (Heritage conservation and growth) of the London Plan 2021 states development should:
- (a) Make the best use of land by following a design-led approach that optimises the capacity of a site (including site allocations). The design-led approach requires consideration of design options to determine the most appropriate form of development that responds to the sites context and capacity for growth and the existing and planned supporting infrastructure capacity (as set out in Policy D2) (D3);
  - deliver buildings that enhance local context, respond to local distinctiveness and be compliant with building types, forms and proportions (D3);
  - be high quality, pay attention to detail and use attractive and robust materials (D3).
  - provide people focused spaces designed to create social interaction, be convenient and welcoming, with no disabling barriers (D5);
- 8.8 Policy DM10 of the Croydon Local Plan (2018) requires the siting, layout and form of new development to respect the character and appearance of existing areas. Policy SP1.1 indicates that the Council will require all new development to contribute to enhancing a sense of place and improving the character of the area. Policies SP4.1 and SP4.2 of also require development to be of a high quality which respects and enhances local character.
- 8.9 The Suburban Design Guide (April 2019) 2.28.1 states that proposals that seek to

subdivide and/or infill must conform to Policy DM10.4(e) of the Croydon Local Plan (2018) and should refer to Section 2.16 or 2.18 of this guide (as relevant) in relation to building positioning. They should also consider the existing pattern of development along the street, and the associated visual amenity that breaks in built form provide.



8.10 The application site is at the end of a parade of shops. It is proposed to erect an extension to the rear which would have a pitched roof. Whilst the extension has been re-designed, the proposed extension would still use the majority of the existing roof area at rear and would be the full width of the plot. The extension would also incorporate changes to the existing building and staircase provided at rear due to the changes in level at rear. There are varying forms of extension/parking area at rear with no. 222 having a three storey element at rear with a pitched roof.



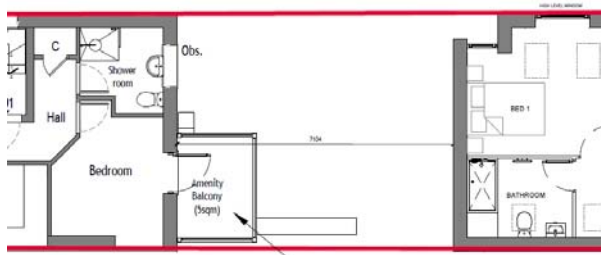
Rear of no. 222 Addington Road    Rear of the application site

8.11 The proposal would appear subservient to the frontage building, being lower in height. The pitched roof is an appropriate form of roof and responds to what has previously been approved at no. 222. The proposal would be the full width of the plot albeit the extension has been re-designed. During application 20/01761/FUL, it was considered the development would detract from the appearance of the building, exacerbate safety concerns and would be out of

keeping with the character of the locality and surrounding area by reason of its size, siting, design and materials. However the committee resolved that the development would not significantly detract from the appearance of the building, but that given the siting of the site off an access road with limited surveillance opportunities, it was considered the proposed development would give rise to concerns over safety. Whilst the building has been re-designed, it is now proposed to provide the entrance to the proposed dwelling via a right of way and therefore it is considered these matters are still relevant to the current application.

### **Residential amenity of neighbouring occupiers**

- 8.12 Policy D3 (Optimising density through the design-led approach) of the London Plan states developments should secure safe and inclusive environments, secure outlook, privacy and amenity, provide green space and achieve outdoor /indoor environments that are inviting for people to use. Policy DM10 of the Croydon Local Plan requires the Council to have regard to the privacy and amenity of adjoining occupiers. Policies SP4.1 and SP4.2 seek to respect and enhance character, to create sustainable communities and enhance social cohesion and well-being and 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).
- 8.13 One of the reasons for refusal in respect of application 20/01761/FUL was that it was deemed that the development would be detrimental to the amenities of the occupiers of the host and adjoining property by reason of visual intrusion and poor outlook.
- 8.14 The proposed dwelling has been designed to minimise direct overlooking, due to the location of windows. No. 226 is in use as a restaurant on the ground floor with a HMO over. Planning Permission has been granted for alterations and use of the upper floors as flats. This has not been implemented at the time of the officer's site visit. The previous proposal (20/01761/FUL) proposed an extension which would be situated approximately 4.5m from the main rear wall (approximately 2.7m from the end of the balcony to the proposed extension). The amended drawings of the proposed floor plan show the proposed extension would be set approximately 7.1m from the rear of the existing building. The proposed extension would be set 5.05m from the balcony area.



*Proposed first floor plan*



*Proposed side elevation*

- 8.15 The upper floors of 224 Addington Road (including the roof area) have been converted to three flats and have rear facing dormer extensions on the rear roof slope, (reference 06/04290/P), the upper floors of 222 Addington Road have also been converted in to flats with roof extensions (18/02030/GPDO and 18/05467/FUL).
- 8.16 Planning permission has also been granted at 230 Addington Road for the erection of a four storey building with retained lower ground floor level and basement comprising mixed use retail and 11 two bedroom, 14 one bedroom and 1 three bedroom flats (16/05537/FUL). This has not been constructed at the time of the officer's site visit.
- 8.17 The upper floors of the frontage building are in residential use and the approved scheme for its conversion in to self-contained flats is a material consideration. Both the existing layout and the approved scheme results in principal room windows and main habitable room windows being located in the rear elevation of the existing building, at a distance of approximately 5-7m, which would result in a loss of outlook and an overbearing impact detrimental to the amenities of existing and future residents. There would be a similar impact on 224 Addington Road. Whilst the proposal would be set to the north and on an angle, it would still be in close proximity, approximately 7m, from rear principal room windows. It is considered the

proposed development would not satisfactorily overcome the previous reason for refusal and therefore deemed unacceptable. As mentioned above, the existing extract chimney would be re-located to the rear elevation of the frontage building. This would exacerbate the negative impact of the proposed development/associated works on the neighbouring properties and potentially lead to disturbance by way of loss of smell.



*Aerial View*

- 8.19 There are residential properties to the rear of the site in Dulverton Road. The proposed development would be located approximately 13m from the boundary. No. 222 Addington Road which is in use as flats is closer to the boundary than the proposed development. Whilst an additional amenity area has been shown at rear (outside the front door at first floor level) facing Dulverton Road, given the mutual level of overlooking between gardens, it is considered in this instance that the proposed development would not have an undue impact on the amenities of properties in Dulverton Road to substantiate a reason for refusal on impact on their amenity. This does not outweigh the harm identified elsewhere in the report.

### **Residential amenity of future occupiers**

- 8.20 The Housing SPG states in 2.1.1 “The Mayor is clear that one of his key planning priorities is “to improve standards for the quality and design of housing, making sure that homes meet the needs of a changing population throughout their lives, and are built to the highest environmental standards”. The London Plan (LP) reflects this and promotes design quality in all new homes to enhance and extend London’s architectural heritage and deliver higher design standards for everyone. The Mayor’s aim is to deliver new housing in all tenures which is fit for purpose in the long term; comfortable, safe, accessible, environmentally sustainable, and spacious enough to accommodate the changing needs of occupants throughout their lifetimes”.

Paragraph C of Policy 3.5 of the London Plan sets out an approach to the design

of individual dwellings and shared spaces within buildings. It incorporates Government's nationally described space standard<sup>130</sup>, adopted through MALP, which new dwellings are required to meet, and outlines considerations relating to the size and layout of rooms in a dwelling, the 'approach', the 'home as a place of retreat', and climate change mitigation and adaptation. If step free access is not proposed, it needs to be clearly demonstrated that achieving step free access would make the development unviable.

In 2.3.2 The 'arrival' at a building, the design of shared circulation and lift access, car parking provisions and areas for cycle storage are important factors in making housing safe and secure, welcoming and accessible for all. The standards recognise that many new homes in London will be flats, and that the design of the shared circulation areas will be critical to the success of new developments. Many of these standards are based on accessibility and adaptability principles, which have been requirements for new housing in London for a number of years".

8.21 Whilst the London Plan (2021) has now been adopted which supersedes policy 3.5 above, Policies D3, D6 and D7 of the London Plan state:

- Development should secure safe and inclusive environments, secure outlook, privacy and amenity, provide green space and achieve outdoor /indoor environments that are inviting for people to use (D3).
- Housing development should meet the standards set in table 3.1 (D6).
- Housing development should maximise dual aspect dwellings (D6).
- Development should provide sufficient daylight and sunlight to new and surrounding housing (D6).
- Development should meet 8 internal standards (these are identical to the national described standards). (D6).
- Development should provide adequate outdoor space, 5m<sup>2</sup> per person (1 and 2 bed units) and 1m<sup>2</sup>, per person thereafter (D6).

8.22 Therefore there is still a requirement for developments provide an acceptable level of accommodation for future occupiers.

8.23 With regard to external amenity space, the London Housing SPG states that a minimum of 5 sqm of private outdoor space should be provided for 1-2 person dwellings and an extra 1sqm for each additional occupant. The Housing SPG states "Private open space is highly valued and should be provided in all new housing developments. Minimum private open space standards have been established in the same way as the internal space standards, by considering the spaces required for furniture, access and activities in relation to the number of occupants. The resultant space should be of practical shape and utility and care should be taken to ensure the space offers good amenity". The London Plan (2021) also states (table 3.2) that private outdoor amenity space should be usable and have a balance of openness and protection, appropriate for its outlook and orientation.



- 8.24 The proposed dwelling should be designed in line with the standards set out in the Nationally Described Space Standards (NDSS) and the London Plan Housing SPG, particularly with regard to minimum floor space standards (including minimum sizes and widths for rooms/storage).
- 8.25 The previous application (20/01761/FUL) was refused on the ground the development would provide poor level of accommodation by reason of poor layout, poor outlook, poor amenity space and the fear of crime for future occupiers and would exacerbate safety concerns.
- 8.26 The Technical Housing Standards – nationally described space standard states a 1 bedroom (2 persons) unit should have a minimum gross internal floor area of 50m<sup>2</sup> with 1.5m built in storage. The proposed dwelling would meet the Technical Housing Standards floor space standard.
- 8.27 The proposed dwelling would have a narrow window and high level window serving the bedroom which face north-east and an external private amenity space located towards the centre of the floor plan. It should be noted the previous application proposed a two bedroom unit.



*Proposed elevation and first floor plan*

- 8.28 The location of the private amenity space would give the bedroom an additional aspect, improving the light and outlook which is otherwise only available from a narrow side facing window and high level window. However, the outlook, whilst on to what could be a pleasant area, being within the occupiers' control, is mainly on to the rear elevation of the living space. Overall this bedroom is considered to have poor outlook and light. The amenity space would be mainly enclosed and north-east facing, facing a current dilapidated site which was granted planning permission for a four storey building (application 16/055437/FUL). This permission however has recently lapsed. Whilst it would provide amenity in some respects similar to an inboard balcony it would be enclosed on three sides. This combined with the poor outlook, and limited windows to the main living space results in an unacceptable level of residential amenity in a poorly laid out unit.

8.29 Table 3.2 of the London Plan (2021) states development should provide a clear and convenient route with a feeling of safety and should be accessible (D7). There would be entrances with a staircase. The existing restaurant use via the service yard and an entrance to the proposed dwelling via right of way along the side of the existing building.



*From Addington Road  
(looking down the right of way)*



*From the other end of the right of way looking  
towards Addington Road*



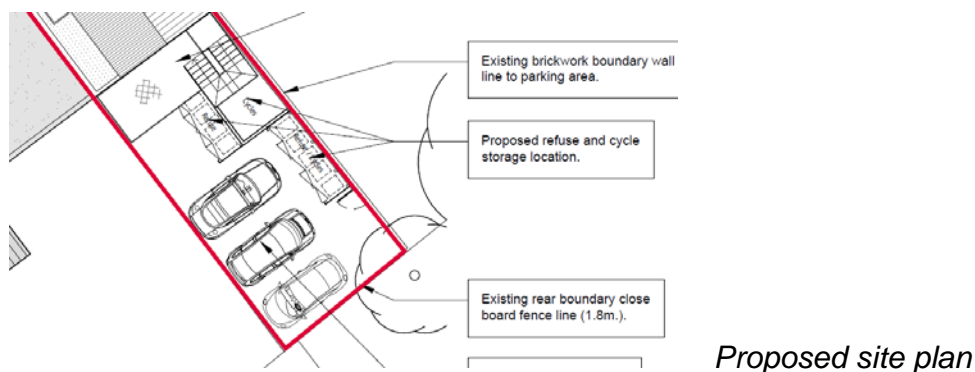
Photograph from the rear of the site

8.30 The agent has advised that the right of way forms part of the adjacent site, but that there is a right of way for the application site in place. It should be noted this land (right of way) is included in the red line boundary of the adjacent site (application 16/05537/FUL), however currently on site wooden hoardings have been installed around the site leaving the right of way outside of the site. The siting of the wooden fencing has not been shown on the plans showing the width of the right of way as it currently stands. However, from the site photos, it shows this results in a narrow, long, dark, unwelcoming space. It should also be stated the right of way is set on a slope as seen in the above photo.

8.31 It is considered the siting of the entrance for the proposed dwelling onto the right of way would not be accessible for all and would exacerbate safety and security concerns due to the siting of the entrance within a poorly located, accessible and lit area. The siting of the proposed development therefore would be poorly accessible

and gives rise to the fear of crime and therefore would not be safe, secure and welcoming and accessible for all. Whilst the presence of the hoarding, and whether it contravenes a right of way, is a private matter, the combination of the location of the access and the layout of the entrance approach to the building is considered to be unacceptable.

- 8.32 The refuse provision would be at the rear of the site and the collection arrangement would appear to be similar to neighbouring arrangements. Given the siting of the refuse store and other approvals for storage at rear and the collection arrangements are similar to that of its neighbours, it is considered it would not be so detrimental to warrant a refusal of planning permission. This however does not outweigh the harm identified elsewhere in the report.



### Transport and highways

- 8.33 Policy T4 and T6 of the London Plan 2021 seek to ensure that the road network is safe for all while ensuring that an appropriate level of parking is provided in new developments Policy SP8 of the Croydon Local Plan (2018) concerns traffic generation, sustainable travelling and parking standards. Policy DM29 of the Croydon Local Plan 2018 – Promoting sustainable travel and reducing congestion. (b) Have a positive impact and must not have a detrimental impact on highway safety for pedestrians, cyclists, public transport users and private vehicles. In 10.29 “All development has an impact on traffic movement in the borough. In order to reduce impact on traffic movement the Council will require new development to promote measures to increase the use of public transport, cycling and walking. Policy DM30 – Promoting sustainable growth and reducing impact of car parking in new development.
- 8.34 The subject site is in an area with a PTAL accessibility rating of 2 (on a scale of 1a - 6b, where 6b is the most accessible) as indicated on maps produced by TFL and provides moderate access to public transport. 3 parking spaces have been shown at rear which is the current arrangement which would be maintained (the same as per 19/04027/FUL). Three existing car parking spaces are shown at rear which would be retained. Whilst the proposal would result in an additional unit on the site,

it is considered given its District Centre location, that the level of parking would be acceptable in this instance.

- 8.35 It is proposed to provide a cycle store with access off the right of way, adjacent to the proposed entrance. As stated above, details have not been provided in respect of the wooden fencing around the adjacent site with regards to the width of the right of way as it currently stands. As can be seen on the proposed side elevation, the land significantly falls away along the side of the building. The proposed entrance door to the cycle store would be located deep into the plot. The door in the proposed side elevation proposed to serve the cycle store would be under 1.2m in width and given its location along a long, narrow accessway of varying levels given the slope in the land and the fencing erected to the neighbouring site, it is considered the store is not easily accessible and would not be able to accommodate the number of bicycles required and so would be contrary to policy.

### **Environment and sustainability**

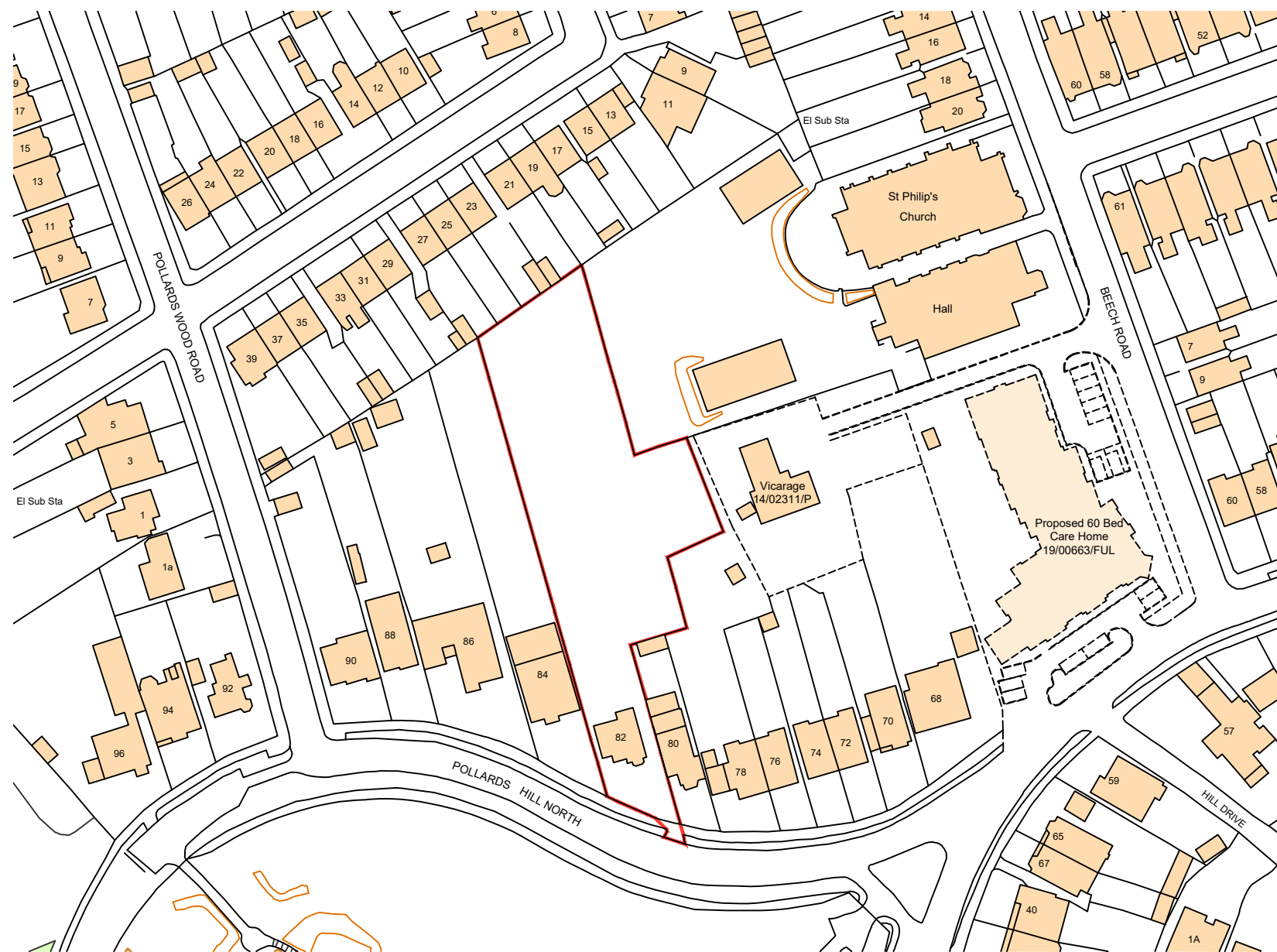
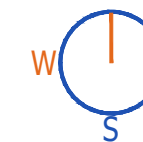
- 8.36 SP6.4 of the Croydon Local Plan 2018 - To ensure that the principles of sustainable drainage are incorporated into the development and to reduce the impact of flooding.
- 8.37 The site is identified as very low risk for surface water flooding. Given the siting of the site and the proposed residential accommodation located on the upper floors, it is considered a condition requiring flooding mitigation measures is not necessary in this instance. This does not outweigh the harm identified elsewhere in the report.

### **Conclusions and Planning Balance**

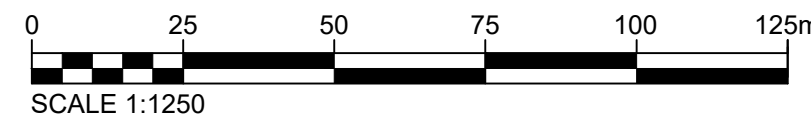
- 8.38 It is considered whilst there is a public benefit to provide additional residential units which make a small contribution to the supply of housing, the public benefits of the proposal do not outweigh the harm that it would cause. It is therefore recommended for planning permission to be refused.

## **6. OTHER MATTERS**

- 6.1 No fire statement has been submitted as required by policies D5 and D12 of the London Plan. Any further submission should include a statement addressing these issues.
- 6.2 All other planning considerations including equalities have been taken into account.



Rev	Date	Description
Europe House Bancroft Road, Reigate Surrey, RH2 7RP		T. 01737 225711 F. 01737 226311 www.wspa.co.uk
Date	July 2020	Drawn By NWM
Scale	1:1250@A3	Checked LB
Client Langholm Property Company		
Project 82 Pollards Hill North Croydon, London SW16 4NY		
Title Site Location Plan		
Drawing No.	J003322- DD01	Rev.



Site Location Plan- Site area 2,743.75m<sup>2</sup>  
 Ordnance Survey, (c) Crown Copyright 2019. All rights reserved. Licence number 100022432

Agenda Item 5.2

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**PART 5: Planning Applications for Decision**

**Item 5.2**

**1.0 SUMMARY OF APPLICATION DETAILS**

Ref: 20/03623/FUL  
 Location: 82 Pollards Hill North, Norbury, SW16 4NY  
 Ward: Norbury and Pollards Hill  
 Description: Demolition and erection of 5 houses and associated car parking, cycle parking, refuse storage and landscaping  
 Drawing Nos: J003322-DD-21 Rev A, J003322- DD12 Rev D, J003322- DD13 Rev B, J003322-DD19 Rev A, J003322- DD02, J003322- DD06, J003322- DD05, J003322- DD07, J003322- DD03, J003322-DD04, 819-L-01 Rev A, 819-L-02 Rev A, J003322- DD08 Rev A, J003322- DD11 Rev C, J003322- DD15, J003322- DD14, J003322- DD17, J003322- DD16, J003322- DD19, J003322-DD18, J003322-DD19 Rev A, J003322- DD09 Rev C, J003322-DD10 Rev D, J003322- DD01, A20152/0100 Rev P3, J003322-DD20 Rev A, J003322-DD22 Rev A,  
 Applicant: Langholm Property Company Ltd  
 Agent: WS Planning and Architecture  
 Case Officer: Victoria Bates

	1 bed	2 bed	3 bed	4 bed	5 bed
<b>Existing</b>				1	
<b>Proposed</b>			3	2	

*All units are proposed for private sale*

Number of car parking spaces	Number of cycle parking spaces
9	20

1.1 This application is being reported to committee because objections above the threshold in the Committee Consideration Criteria have been received and the application has been referred by a Ward Councillor, Councillor Khan.

**2.0 RECOMMENDATION**

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

**Conditions**

1. 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. Construction Logistics Plan to be submitted
4. Details of hard and soft landscaping including retaining walls, play and wildlife area
5. Details of site specific SuDS to be submitted

6. Details of materials to be submitted
7. Removal of permitted development rights
8. Details of electric vehicle charging point to be submitted
9. Details of cycle parking
10. Details of biodiversity enhancements
11. M4(2) and M4(3) units to be retained
12. No other openings other than as specified in the application
13. 19% Carbon reduction
14. 110litre Water usage
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) Highway works
- 4) Accessible units
- 5) Any other informative(s) considered necessary by the Director of Planning and Strategic Transport

- 2.2 That the Committee confirms that adequate provision has been made by the imposition of conditions, for the preservation or planting of trees as required by Section 197 of the Town and Country Planning Act 1990.

## **3.0 PROPOSAL AND LOCATION DETAILS**

- 3.1 The proposal includes the following:

- Demolition of existing house
- Erection of 3 x 3 bedroom dwellings and 2 x 4 bedroom dwellings
- One dwelling will be located at the front of the site in a similar footprint to the existing dwelling, three will be located at the rear of the site and along the eastern boundary all access along a new access road
- Creation of access to rear and provision of 9 off-street parking spaces
- Provision of associated refuse and cycle stores

- 3.2 The scheme has been amended during the course of the application for the following reasons: the layout to ensure that vehicles can turn safely and the inclusion of a side dormer on House 1 to ensure that a lift can be installed for M4(3) compliance. These amendments were minor in nature and did not require re-consultation.

### **Site and Surroundings**

- 3.3 The application site is located on the northern side of Pollards Hill North. It is currently occupied by a single detached house which, like other houses on this side of Pollards Hill North, is set below the road level, with the site falling away to the north. The surrounding area is characterised by similar detached houses of a similar character. There is an area TPO on the site. The site has a PTAL (Public Transport Accessibility Level) of 0 and 1a. The site is bounded but not within the Beatrice Avenue Local



Heritage Area; and is opposite but not within an Archaeological Priority Area and Locally Listed Historic Park and Garden.



### Planning History

3.4 09/02726/P - Erection of single/two storey rear extension – Permission granted

08/01432/P - Erection of 2 four bedroom houses and 2 five bedroom houses; formation of access road and provision of associated parking – Permission refused on grounds of unacceptable form of backland, visual amenity, tree impact and future residential quality. An appeal was dismissed on character and appearance, and living conditions for future residents' grounds.

07/02930/P- Erection of 3 two storey four bedroom houses with accommodation in roofspace and 2 two storey five bedroom houses with accommodation in roofspace; formation of access road and provision of associated parking – outline permission refused on grounds of tree impact, visual amenity and safety of access road.

05/02241/P - Demolition of existing house; erection of 4 five bedroom detached houses- Withdrawn

03/00368/P - Demolition of existing building; erection of 4 detached two storey 4/5 bedroom houses with accommodation in roofspace; formation of vehicular access and provision of associated parking - Withdrawn

96/00949/P - Erection of single storey detached building for dance tutorial purposes – Permission refused

### 4.0 SUMMARY OF KEY REASONS FOR RECOMMENDATION

- The principle of the development is acceptable given the residential character of the surrounding area.
- The proposal creates 5 family sized units  
The living conditions of adjoining occupiers would be protected from undue harm.
- The living standards of future occupiers are satisfactory and Nationally Described Space Standard (NDSS) compliant.
- The level of parking and impact upon highway safety and efficiency is considered acceptable.
- 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 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: 93    Objecting: 92    Supporting: 0    Neutral: 1

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

<b>Objection</b>	<b>Officer comment</b>
<i>Design and appearance</i>	
Overdevelopment of the site	Addressed in Sections 8.1-8.5 of this report.
Out of keeping with area. Obtrusive design.	Addressed in Sections 8.6 – 8.11 of this report.
<i>Impact on amenities of neighbouring properties</i>	
Overbearing impact on and loss of light and privacy to neighbouring properties	Addressed in Sections 8.12 - 8.17 of this report.
Extra pollution and noise disturbance	This is a residential development and there is no evidence or reason to suggest that the proposal would result in extra pollution or noise that is not associated with a residential area.
Overlooking	Addressed in Sections 8.12 - 8.17 of this report.
<i>Trees/Ecology/Environment</i>	
Impact on wildlife	Addressed in Section 8.40

Loss of trees	Addressed in Section 8.39
<i>Transport and parking</i>	
Increased traffic	Addressed in Section 8.27-8.29 of this report.
Highways safety	Addressed in Section 8.27-8.29 of this report.
<i>Amenities of future occupiers</i>	
The size of the dwellings and gardens are too small	The internal and external spaces meet policy requirements
<i>Other matters</i>	
Increase in flood risk	Addressed in Section 8.33 of this report
Archaeology	Addressed in Section 8.38 of this report
Insufficient infrastructure to support additional housing	This application will be liable for CIL (Community Infrastructure Levy)
Loss of property value	This is not a material planning consideration
Drainage report is not available to view on the public register	They are available on the Council website
Subsidence	This is not a material planning issue

6.3 Councillor Khan referred the application on the following grounds:

- Not sustainable development
- Layout does not respect character of local area
- The houses will not be affordable or for local people
- Access road will result in increase noise for neighbours
- Loss of wildlife and trees
- Increased risk of flooding
- Noise
- Ground displacement
- Increased traffic

6.4 Councillor Ben-Hassel objected to the application on the following grounds:

- Poor quality design and lack of information
- Impact on the character of the area – including locally listed historic park to the south and the heritage site to the north west of the development
- Road safety
- Increase in parking

## 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), most recently updated in July 2021. 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 London Plan (2021)

- D1 London's form, character and capacity for growth
- D2 Infrastructure requirements for sustainable densities
- D3 Optimising site capacity through the design-led approach
- D4 Delivering good design
- D5 Inclusive design
- D6 Housing quality and standards
- D7 Accessible housing
- H1 Increasing housing supply
- H2 Small sites
- H10 Housing size mix
- S1 Developing London's social infrastructure
- S4 Play and informal recreation
- HC1 Heritage conservation and growth
- G1 Green infrastructure
- G4 Open space
- G5 Urban greening
- G6 Biodiversity and access to nature

- G7 Trees and woodlands
- SI1 Improving air quality
- SI2 Minimising greenhouse gas emissions
- SI3 Energy infrastructure
- SI5 Water infrastructure
- SI7 Reducing waste and supporting the circular economy
- SI12 Flood risk management
- SI13 Sustainable drainage
- T1 Strategic approach to transport
- T2 Healthy streets
- T3 Transport capacity, connectivity and safeguarding
- T4 Assessing and mitigating transport impacts
- T5 Cycling
- T6 Car parking
- T6.1 Residential parking
- T7 Deliveries, servicing and construction
- T9 Funding transport infrastructure through planning
- DF1 Delivery of the plan and planning obligations

#### 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
- 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
- National Planning Practice Guidance

### **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. Other matters

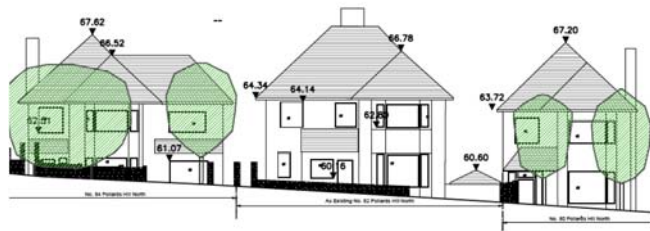
### **Principle of Development**

- 8.2 This application must be considered against a backdrop of significant housing need, not only across Croydon, but also across London and the south-east. All London Boroughs are required by the London Plan to deliver a number of residential units within a specified plan period. In the case of the London Borough of Croydon, there is a requirement to deliver a minimum of 32,890 new homes between 2016 and 2036 (Croydon's actual need identified by the Croydon Strategic Housing Market Assessment would be an additional 44,149 new homes by 2036, but as there is limited developable land available for residential development in the built up area, it is only possible to plan for 32,890 homes). This requirement is set out in policy SP2.2 of the Croydon Local Plan (CLP) (2018), which separates this target into three relatively equal sub targets with 10,760 new homes to be delivered within the Croydon Opportunity Area, 6,970 new homes as identified by specific site allocations for areas located beyond the Croydon Opportunity Area boundary and 10,060 homes delivered across the Borough on windfall sites. The draft London Plan, which is moving towards adoption (although in the process of being amended) proposes increased targets which need to be planned for across the Borough. In order to provide a choice of housing for people in socially-balanced and inclusive communities in Croydon, the Council will apply a presumption in favour of sustainable development of new homes.
- 8.3 The Croydon Suburban Design Guide (2019) sets out how suburban intensification can be achieved to high quality outcomes and thinking creatively about how housing can be provided on windfall sites. As is demonstrated above, the challenging targets will not be met without important windfall sites coming forward, in addition to the large developments within Central Croydon and on allocated sites.
- 8.4 The application is for a development 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 existing residential character and local distinctiveness, and accords with all other relevant material planning considerations, the principle of development is supported.
- 8.5 Policy SP2.7 seeks to ensure that a choice of homes is available to address the borough's need for homes of different sizes and that this will be achieved by setting a strategic target for 30% of all new homes up to 2036 to have three or more bedrooms. The proposed mix is 3 x 3 bedroom dwelling and 2 x 4 bedroom dwellings which constitutes as 100% family housing.

### **Townscape and Visual Impact**

- 8.6 CLP Policy DM10.1 states that proposals should achieve a minimum height of 3 storeys whilst respecting a) the development pattern, layout and siting; b) the scale, height, massing and density; and c) the appearance, existing materials and built and natural features of the surrounding area.

8.7 The existing dwelling would be demolished which is acceptable. The new dwelling in its place would have a similar appearance, but would have a narrower footprint to allow vehicular access to the rear. The properties in this part of Pollards Hill North have a similar appearance but with variations. The proposed dwelling would largely reflect the character of the surrounding properties, with its roof form, fenestration and height. It has been carefully designed to appear in keeping with the area, which has been achieved.



Existing streetscene



Proposed streetscene

- 8.8 The houses to the rear would have two storeys with a pitched roof. The design approach is sympathetic and faithful (as described in the Suburban Design Guide SPD) and would not detract from the character of the area. As the dwellings are located to the rear of the site and do not form part of the immediate streetscene of Pollards Hill North, a variation in the appearance of the dwellings is acceptable.
- 8.9 The rear of the site is currently a large garden, with clusters of trees generally around the boundary. The proposal would retain 27 trees, plant 20 trees and introduce areas of landscaping to retain the leafy character of the site. Given that all units would have generous sized gardens, with areas of landscaping and car parking indicates that the number of houses is appropriate for the site without harming its character.



- 8.10 The proposal would increase the amount of hardstanding on the site. However, the area of hardstanding has been reduced as much as possible whilst allowing sufficient space for vehicles to access the site and turn. There are several areas of soft landscaping proposed, and a net gain in 5 trees which would create a good balance with the access road.
- 8.11 The play area would be located between house 2 and 3. It would be accessed from the internal access road. There are several trees in this area which may cause shadowing, however this is balanced against the retention of protected trees.
- 8.12 Due to decrease in land levels to the rear of the site, several retaining walls are required. There would be a small area of infill along the access road near the rear of house 1's rear garden in order to create a smoother gradient; and small areas of excavation at the rear. These have been identified on the site plan with their height. The maximum height of the retaining walls would be 1.2 metres from the proposed land level. This height would not be overbearing or overly dominant. Details of these walls would be conditioned.
- 8.13 Therefore having considered all of the above, against the backdrop of housing need, officers are of the opinion that the proposed development that would comply with the objectives of the above policies in terms of respecting local character. Furthermore, there would be no harm to nearby heritage assets.

### **Residential Amenity for Neighbours**

- 8.14 Policy D3 of the London Plan indicates that in their neighbourhoods, people should have a good quality environment. Policy DM10 of the Croydon Local Plan requires the Council to have regard to the privacy and amenity of adjoining occupiers. Policies SP4.1 and SP4.2 seek to respect and enhance character, to create sustainable communities and enhance social cohesion and well-being.



- 8.15 To the south east of the site is 80 Pollards Hill North. The proposed dwelling at the front of the site would break the 45 degree rule of thumb as set out in the Suburban Design Guide SPD, but the existing dwelling currently breaches this test. It would also extend further beyond the rear building line of number 80. However, it would be located further away from the side elevation of number 80 to facilitate the access road than the existing dwelling. Overall, the proposed layout would not result a significant increase in harm to number 80's amenities beyond the existing situation.
- 8.16 At the rear boundary of number 80 an area of landscaping with new trees is proposed. The separation distance between the rear elevation and the 4 bedroom detached dwelling would be 23 metres which exceeds the guidance of 18 metres within the Suburban Design Guide SPD. The trees would also act as screening.
- 8.17 80 Pollards Hill North has three side windows facing onto the site. These windows appear to be secondary windows and are classed as 'unneighbourly' as defined by the Suburban Design Guide SPD. The access road would be located immediately in front of these windows. Considering that the SPD gives little weight to impact upon these windows, it is considered that the introduction of an access road in this location would not significantly harm the amenities of 80 Pollards Hill North.
- 8.18 84 Pollards Hill North is located to the west of the site. The proposed dwelling at the front of the site would be located slightly closer to the front elevation of this neighbour, however it would not result in a significant loss of amenities as the existing dwelling is currently located in front of number 84. This property has a first floor side window facing onto the site. This window serves a bathroom which is not classed as a habitable room. To the rear, the front elevation of the closest dwelling would be 40 metres away from the rear of number 84. This distance is large enough to avoid severe overlooking or a loss of privacy to their rear windows and garden.
- 8.19 To the east of the site is 'The Vicarage' which is a dwelling built to the rear of 66 Pollards Hill North. The separation distance to the closest dwelling is 23 metres which exceeds the guidance in the SPD. It should also be noted that 'The Vicarage' is located at a lower level than the site.
- 8.20 The rear of the site adjoins with 19-27 Ena Road. The separation distance from the rear of the three new dwellings to the rear of these properties would be 37 metres at the closest point. This exceeds the guidance in the SPD. In addition, the group of trees close to the boundary would be retained which would provide screening.

### **Housing Quality for Future Occupiers**

- 8.21 All of the proposed new units - 3 x 3 bedroom 5 person units, 1 x 4 bedroom 5 person units and 1 x 4 bedroom 7 person units would comply with internal dimensions required by the Nationally Described Space Standards (NDSS).
- 8.22 The proposed units are all dual aspect which allows to a good level of cross ventilation and levels of daylight. All units have appropriate layouts.
- 8.23 With regard to external amenity space, the London Housing SPG states that a minimum of 5sqm of private outdoor space should be provided for 1-2 person dwellings

and an extra 1sqm for each additional unit. All private amenity spaces considerably exceed the required standards. The size of gardens range from 93m<sup>2</sup> to 223m<sup>2</sup>.

- 8.24 The site also has a 250m<sup>2</sup> play area and 132m<sup>2</sup> wildlife area.
- 8.25 D7 of the London Plan set out that 90% of units should meet M4(2) and 10% M4(3) but that flexibility should be applied on smaller schemes if exceptional circumstances prevail. The unit at the front of the site would be M4(3) compliant and the other four units would meet M4(2) standards.
- 8.26 The applicant has provided details in relation to fire safety, specifically in relation to fire appliance positioning, evacuation assembly point, safety features and access. This matter will be finalised through the Building Regulations regime.
- 8.27 Overall, the development would provide an acceptable standard of accommodation for future occupiers.

### **Parking and Access**

#### Parking

- 8.28 The site is located in an area with a PTAL (public transport accessibility level) of 1a at the front of the site and 0 at the rear (low) on a scale of 1a-6b. There is one bus service (109) on London Road which is 600 metres away.
- 8.29 Two car parking space would be provided for each of the 4 bedroom units and five spaces would be provided between the 3 x 3 bedroom units. This is in accordance with London Plan standards and would be an adequate provision given the size of the units and PTAL. Two of the spaces would have active electric vehicle charging points (EVCPs).
- 8.30 Four cycle parking spaces would be provided for each unit within their own store. This exceeds the requirements of the London Plan. Details would be conditioned.

#### Access

- 8.31 There is an existing crossover which would be utilised.
- 8.32 Plans have been submitted which show that vehicles can adequately manoeuvre within the site, and can enter and exit the site safely.
- 8.33 A pedestrian route through the site would be indicated by a change in surfacing.

#### Refuse storage/collection

- 8.34 A refuse storage area is shown in the middle of the site. The dwelling at the front would have its own refuse store. A bulky waste area would be located at the front of the site.
- 8.35 Vehicle tracking demonstrates that a refuse truck can enter the site for collection. The Fire Statement confirms that a fire engine can also enter the site.

### **Environment and sustainability**

- 8.36 Conditions will be attached to ensure that a 19% reduction in CO<sub>2</sub> emissions over 2013 Building Regulations is achieved and mains water consumption would meet a target of 110 litres or less per head per day.

8.37 The site is in Flood Zone 1, is not within an area at risk of groundwater flooding or surface water flooding. A Flood Risk Assessment has been reviewed by the LLFA and following amendments, are satisfied with the proposal, subject to conditions.

### **Other matters**

8.38 Archaeology – the site is not within an Archaeological Priority Area. No assessments are required.

8.39 Trees and landscape – there is an area TPO on the site and neighbouring properties (33, 1988). 15 trees would be removed - all are Category C or U apart from one Category B Ash tree. An Arboricultural Report has been submitted outlining protection measures for the retained trees. 20 trees are proposed resulting in a net gain of 5 trees. Officers are satisfied with this proposal subject to the conditioning of a tree protection plan.

8.40 Ecology - the site is not within a designated site of nature conservation importance. There is a locally listed park separated by the road which is an open area of grass which is regularly mowed. No ecology statement was required as the site is not within a designated area and in addition, the site has been used as a garden which has been maintained on a semi regular basis reducing the likelihood of biodiversity. Nevertheless, there would be a designated wildlife area and a net gain in trees which would encourage biodiversity. Details of biodiversity enhancements on the site would be conditioned if approved.

8.41 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 borough.

### **Conclusion and planning balance**

8.42 The principle of residential development is considered acceptable in this area. The development accords with policy requirements and the Suburban Design Guide in terms of its massing and overall impact on the visual amenities of the area. The proposal has been designed to ensure there would be no unacceptably harmful impact on the amenities of the adjacent properties and provides adequate amenity for future residents. The impact on the highway network is acceptable. The proposal's design and appearance is satisfactory and does not weigh against it in the balance. The proposal would provide acceptable quality of accommodation and much needed family. Therefore, with the conditions recommended the proposal is considered to be accordance with the relevant policies.

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

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