

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, 28 April 2022** at the rise of Planning Committee but not earlier than **7.30 pm** in **Council Chamber, Town Hall, Katharine Street, Croydon CR0 1NX**

KATHERINE KERSWELL
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www.croydon.gov.uk/meetings
Wednesday, 20 April 2022

Members of the public are welcome to attend this meeting

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 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
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If you require any assistance, please contact

Jayde Watts 020 8726 6000 x52729

Tariq Aniemeka-Bailey 020 8726 6000 x64109 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 7 - 8)

To approve the minutes of the meeting held on 7 April 2022 as an accurate record.

3. Disclosure of Interest

Members and co-opted Members of the Council are reminded that, in accordance with the Council's Code of Conduct and the statutory provisions of the Localism Act, they are required to consider in advance of each meeting whether they have a disclosable pecuniary interest (DPI), an other registrable interest (ORI) or a non-registrable interest (NRI) in relation to any matter on the agenda. If advice is needed, Members should contact the Monitoring Officer in good time before the meeting.

If any Member or co-opted Member of the Council identifies a DPI or ORI which they have not already registered on the Council's register of interests or which requires updating, they should complete the disclosure form which can be obtained from Democratic Services at any time, copies of which will be available at the meeting for return to the Monitoring Officer.

Members and co-opted Members are required to disclose any DPIs and ORIs at the meeting.

- Where the matter relates to a DPI they may not participate in any discussion or vote on the matter and must not stay in the meeting unless granted a dispensation.
- Where the matter relates to an ORI they may not vote on the matter unless granted a dispensation.
- Where a Member or co-opted Member has an NRI which directly relates to their financial interest or wellbeing, or that of a relative or close associate, they must disclose the interest at the meeting, may not take part in any discussion or vote on the matter and must not stay in the meeting unless granted a dispensation. Where a matter affects the NRI of a Member or co-opted Member, section 9 of Appendix B of the Code of Conduct sets out the test which must be applied by the Member to decide whether disclosure is required.

The Chair will invite Members to make their disclosure orally at the commencement of Agenda item 3, to be recorded in the minutes.

4. Urgent Business (if any)

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

5. Planning applications for decision (Pages 9 - 12)

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

5.1 5.1 21/04462/FUL - Land R/o 67 Kendall Avenue South, South Croydon, CR2 0QR (Pages 13 - 30)

Erection of a two bedroom dwelling with associated works.

Ward: Purley Oaks and Riddlesdown
Recommendation: Grant permission

5.2 5.2 21/05926/HSE - 134 Auckland Road, Upper Norwood, London (Pages 31 - 44)

Internal alterations and erection of two storey side extension, single storey rear extension, erection of first floor balcony and hard and soft landscaping to front side and rear gardens

Ward: Crystal Palace and Upper Norwood
Recommendation: Grant permission

5.3 5.3 21/05158/HSE - 51 Queenhill Road, South Croydon, CR2 8DW (Pages 45 - 56)

Erection of a single storey outbuilding ancillary to the existing dwelling.

Ward: Selsdon and Addington Village
Recommendation: Grant permission

6. Exclusion of the Press & Public

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

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

Schedule 12A of the Local Government Act 1972, as amended."

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Planning Sub-Committee

Meeting of held on Thursday, 7 April 2022 at 8.10 pm in Council Chamber, Town Hall, Katharine Street, Croydon CR0 1NX

MINUTES

Present: Councillor Chris Clark (Chair);
Councillor Leila Ben-Hassel (Vice-Chair);
Councillors Clive Fraser and Gareth Streeter

Apologies: Councillor Scott Roche

PART A

A8/22 Minutes of the previous meeting

RESOLVED that the minutes of the meeting held on Thursday 18 November 2021 and Thursday 24 February 2022 be signed as a correct record.

A9/22 Disclosure of Interest

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

A10/22 Urgent Business (if any)

There was none.

A11/22 Planning applications for decision

A12/22 21/02848/FUL - 2 Ravenshead Close, South Croydon CR2 8RL

Erection of a four-bedroom detached dwelling with associated parking, landscaping, cycle storage and refuse storage.

Ward: Selsdon Vale and Forestdale

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

Ms Donna Walker 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 proposed by Councillor Fraser. This was seconded by Councillor Clark.

The motion to grant the application was taken to a vote and carried with four Members voting in favour and no Members voting against.

The Committee **RESOLVED** to **GRANT** the application for the development at 2 Ravenshead Close, South Croydon CR2 8RL.

A13/22 **21/02891/FUL - 77-79 Mitchley Avenue, South Croydon, CR2 9HN**

Amalgamation and change of use from retail (class E(c)) to mixed use cafe/restaurant (class E(b)) & Takeaways (Sui Generis). Installation of new shopfronts and extraction flue to the rear elevation.

Ward: Sanderstead

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

Mr Dave Chapman spoke against the application.

Mr Kenan Tezgel 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 proposed by Councillor Ben-Hassel. This was seconded by Councillor Fraser.

The motion to grant the application was taken to a vote and carried with four Members voting in favour and no Members voting against.

The Committee **RESOLVED** to **GRANT** the application for the development at 77-79 Mitchley Avenue, South Croydon.

The meeting ended at 9.06 pm

Signed:

Date:

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PLANNING SUB-COMMITTEE AGENDA

PART 5: Planning Applications for Decision

1 INTRODUCTION

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

2 MATERIAL PLANNING CONSIDERATIONS

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

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

3 **ROLE OF THE COMMITTEE MEMBERS**

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

4. **THE ROLE OF THE CHAIR**

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

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

5. PROVISION OF INFRASTRUCTURE

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

6. FURTHER INFORMATION

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

7. PUBLIC SPEAKING

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

8. BACKGROUND DOCUMENTS

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

9. RECOMMENDATION

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

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Part 5: Planning Applications for Decision

Item 5.1

1.0 SUMMARY OF APPLICATION DETAILS

Ref: 21/04462/FUL
 Location: Land R/o 67 Kendall Avenue South, South Croydon CR2 0QR
 Ward: Purley Oaks and Riddlesdown
 Description: Erection of a two bedroom dwelling with associated works.
 Drawing Nos: 01, 02, 19138LD (Topographical Survey), 20-1119-TPPP (Tree Protection Plan),
 Statements: Preliminary Ecological Appraisal (24/08/2021), Arboricultural Impact Assessment and Method Statement (July 2021), Design, Access Statement and Character Statement (Issue 1), Flood Risk and Surface Water Management Statement (July 2021), Planning Statement (August 2021), Transport Technical Note (August 2021)
 Agent: Neal Thompson
 Applicant: Lumiere Property
 Case Officer: Carolyn Southall

	2 bed	Gross internal area	Garden area	Car parking spaces	Cycle parking spaces
Proposed	1	80m2	42m2	1	2

The proposed dwelling is for private sale

- 1.1. This application is being reported to committee because public 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 Sustainable Communities, Regeneration & Economic Recovery is delegated authority to issue a Grant of planning permission subject to the following conditions and informatives :-

- 1. Development to be implemented within three years.
- 2. In accordance with the approved plans.

Pre-Commencement Conditions

- 3. Submission of Construction Logistics Plan to Council for approval prior to commencement of demolition/construction works.
- 4. Full details of soft and hard landscaping, including new tree planting and biodiversity enhancements, boundary treatment (including adjacent access track) to be submitted for approval and retained as appropriate thereafter.

Pre-Occupation Conditions

5. Following details to be submitted to Council for approval and installed prior to first occupation of dwellings : full details electric charging point for car parking and cycle storage
6. Full details of external appearance of refuse and cycle storage to be submitted
7. Development to meet energy efficiency/carbon reduction targets as appropriate.

Compliance Conditions

8. Samples of external materials
9. Implementation and adherence to actionable measures of Planning Fire Safety Strategy
10. Development to meet 105 litres per person/day water use target.
11. No windows/openings to be provided other than as shown on approved plans.
12. Dwelling to meet M4(2) accessibility standards as appropriate.
13. Any other planning condition(s) considered necessary by the Director of Sustainable Communities, Regeneration & Economic Recovery

Informatives

- 1) Community Infrastructure Levy
- 2) Code of practice for Construction Sites
- 3) Compliance with Building/Fire Regulations
- 4) Any other informative(s) considered necessary by the Director of Sustainable Communities, Regeneration & Economic Recovery

- 2.3 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:
- Subdivision of the existing property to provide a two bedroom dwelling with private garden and one off-street parking space
 - Use of existing vehicular access to proposed dwelling
 - Provision of associated refuse and cycle stores
 - Retention of 192sqm garden for the host building

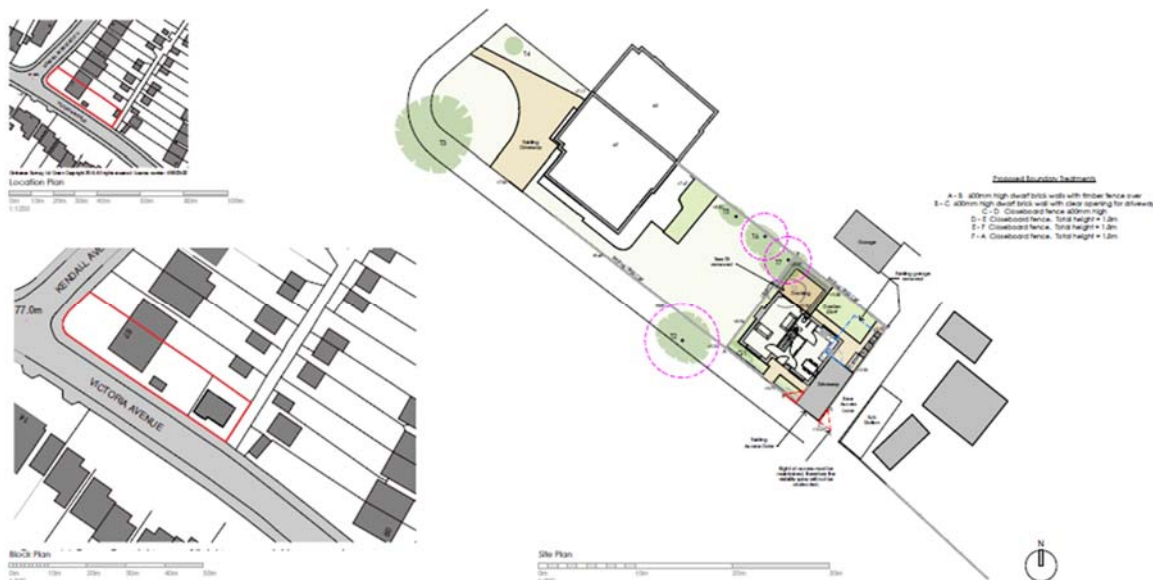


Figure 1. Proposed Site Plan

Site and Surroundings

- 3.2 The application subdivides the existing rear garden at 67 Kendal Avenue South, currently occupied by a two-storey, semi-detached, Edwardian dwelling. It is a corner plot with Victoria Avenue to its south west boundary. Land levels rise from Norman Avenue to the west up to Penwortham Road in the east. The application site was formally occupied by a garage, now demolished and the site is partially separated from the existing garden by a 1.8m fence. There is an existing crossover. Parking for the host building has been incorporated into the front garden, accessed from Victoria Avenue, and provides space for two vehicles. To the south east of the site is the access track providing garaging/off-street parking and outbuildings to the rear of properties in Kendall Avenue South and Penwortham Road (approximately 28 separate dwellings). An electricity sub-station is located at the entrance of the track on the opposite side, approximately 6m from the south east flank of the proposed dwelling.
- 3.3 The surrounding area is residential in character and comprises predominately two storey semi-detached, Edwardian properties in Kendall Avenue south and Penwortham Road. Opposite the site, in Victoria Avenue, is a 1980s addition of two-storey dwellings with integral garages and an open frontage with no formal boundary treatment in the form of walls, fences or planting. All properties benefit from integral garages and off-street parking into front gardens for at least one car.
- 3.4 There are no specific policy constraints for this site. It is situated in an area with low risk of surface water flooding and has a PTAL of 3 where 1 is low and 6 is high. There are no controlled parking zones in the area. A mature street tree was removed in 2021 due to poor health and a replacement has been recently planted, located to the front of the substation.



Figure 2: Aerial street view within the surrounding streetscene

Planning History

3.5 The most relevant planning history associated with the site is noted below:

67 Kendall Avenue South

- 19/01015/HSE: First floor side extension – granted
- 92/02275/P: Single storey side extension – granted

Land R/O 67 Kendall Road South

- 21/00813/PRE: Demolition of existing garage; erection of a detached two bedroom dwellinghouse with associated works.
- 19/02696/PRE: Proposed single detached 1.5 / 2 storey house with parking and garden.

4. 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 for its setting.
- The living conditions of adjoining occupiers would be protected from undue harm subject to conditions.
- The living standards of future occupiers are acceptable and Nationally Described Space Standard (NDSS) compliant.
- The level of parking and impact upon highway safety is considered 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 21 letters of notification to neighbouring properties in the vicinity of the application site and a site notice was erected adjacent to the site. The number of representations received from neighbours in response to notification and publicity of the application are as follows:

No of individual responses: 41 Objecting: 41 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
<i>Principle of development</i>	
Overdevelopment of this type of development in the area	This is addressed in section 8.2 to 8.5 of this report.
<i>Design and appearance</i>	
Harm to character of host property and surrounding area	This is addressed in section 8.6 to 8.12 of this report.
<i>Impact on amenities of neighbouring properties</i>	
Impact on neighbouring amenity	This is addressed in section 8.17 to 8.21 of this report.
Negatively impact on right of access to 28 properties	This is addressed in section 8.21 of this report.
<i>Environment</i>	
Loss of garden	This is addressed in section 8.18 of this report.
Air, noise and water pollution, during and post construction	This is a residential development in a residential area. There is no reason to expect that this proposal would have additional adverse impacts not expected in this area. A Construction Logistic Plan would be required by condition.

Too close to the electricity substation and poses a health risk	This is addressed in section 8.32 of this report.
<i>Highways and parking</i>	
Insufficient parking and right of access	This is addressed in section 8.22 to 8.25 of this report.
Impact on road safety	This is addressed in section 8.23 of this report
<i>Other material considerations</i>	
Would set a precedent for others	This is addressed in section 8.8 of this report.

6.3 Sanderstead Residents Association object to this proposal on the following grounds:

- Although the proposal has been drawn up to reflect local architecture it is too large and there is insufficient amenity space.

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 London Plan 2021, the Croydon Local Plan 2018 and the South London Waste Plan 2012.

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

- Delivering a sufficient supply of homes
- Promoting healthy and safe communities
- Promoting sustainable transport;
- Achieving well designed places;
- Conserving and enhancing the natural environment

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

London Plan 2021

- 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
- D12 Fire Safety
- S4 Play and informal recreation
- H1 Increasing housing supply
- H10 Housing size mix
- SI 2 Minimising greenhouse gas emissions
- SI 12 Flood risk management
- SI 13 Sustainable drainage
- T2 Healthy Streets
- T3 Transport capacity, connectivity and safeguarding
- T4 Assessing and mitigating transport impacts
- T5 Cycling
- T6.1 Residential Parking

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

There is relevant Supplementary Planning Guidance as follows:

- London Housing SPG March 2016
- The Suburban Design Guide 2019

8.0 MATERIAL PLANNING CONSIDERATIONS

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

- Principle of development and housing mix
- Townscape and visual impact
- Housing quality for future occupiers
- Amenity of neighbouring properties
- Access and parking
- Landscaping
- Flood risk and sustainability
- Fire safety
- 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 2021 to deliver a number of residential units within a specified plan period. Croydon's overall housing target per annum is 2,079 new homes (2019 – 2029). The Croydon Local Plan 2018 states 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. 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 London Plan 2021 Policy D12 on Small Sites advises that for London to deliver more of the housing it needs, small sites (below 0.25 hectares in size) must make a substantially greater contribution to new supply across the city. Therefore, increasing the rate of housing delivery from small sites is a strategic priority. The London Plan Policy D3 requires new development to optimise site capacity through a design-led approach. Optimising site capacity means ensuring that development is of the most appropriate form and land use for the site. Higher density developments should generally be promoted in locations that are well connected to jobs, services, infrastructure and amenities by public transport, walking and cycling. The site is approximately 900m from Brighton Road (Selsdon Road) Local Centre and 1km from Purley District Centre. Officers consider that the density of the scheme would be appropriate and that the proposed development has taken a design-led approach.
- 8.4 Policy DM10.4 (e) states in the case of development in the grounds of an existing building which is retained, a minimum length of 10m and no less than half or 200m² (whichever is the smaller) of the existing garden area is retained for the host property, after the subdivision of the garden. The application outlines the entire site as forming part of the application and meets the policy requirement by retaining an approximately 16m long rear garden for the host dwelling and over half the existing garden area (198m² of a total 335m²)
- 8.5 The application is for a two bedroom dwelling which has the ability to provide for smaller families. The site is located within an existing residential area and as such providing that the proposal accords will all other relevant material planning considerations, the principle of development is supported.
- 8.6 Local Plan Policy SP2.7 sets a strategic target for 30% of all new homes to have three or more bedrooms. The proposed dwelling, however, provides 2 bedrooms reflecting the constraints of the site, which is considered appropriate in this setting.

Townscape and Visual Impact

- 8.7 The National Planning Policy Framework (NPPF) attaches great weight to the importance of design in the built environment. London Plan Policy D3 seeks to optimise site capacity through the design-led approach and Policies D4 and D5 require high quality architecture which contributes to the local architectural character. Policy SP4 and DM10 of the Croydon Local Plan (2018) reinforce these policies by confirming that the Council will require development to be of a high quality and be informed by the distinctive qualities, identity, topography and opportunities of the relevant places of Croydon.
- 8.8 The application site forms the rear section of the back garden of 67 Kendall Avenue South, as such the proposal is for an infill development. There is a mix of architectural style in the immediate vicinity, that being detached and semi-detached Edwardian dwellings and 1980s design. Both reflect their time in the ever-evolving changes in architectural design and style.
- 8.9 With regard to the proposed dwelling, it takes cues from the Edwardian style falling into the ‘sympathetic and faithful’ approach rather than the more modern design opposite in Victoria Avenue. Specifically, the design incorporates a hipped roof, front facing bays, a covered front door, chimney and quoins at wall corners. It does not however, reflect policy recommendation for a three (3) storey development being just one full storey with the upper floor occupying the roofspace. It does however, reflect the restraints of the site and the context in which it would be situated.
- 8.10 Being located within 18m of the host building, no. 67 Kendall Avenue, the proportions of the dwelling reflect the guidance in the Suburban Design Guide, with the bulk of the dwelling orientated to front Victoria Avenue. First floor windows breach eaves to make use of roof space while the rear part of the dwelling reduces in scale to allow maximum light and outlook to surrounding dwellings. There is an upper floor rear-facing window/roof light, but this is to the bathroom and en-suite and officers propose to condition these both to be obscure glazing and limited opening to prevent mutual overlooking up to 1.7 metres from the internal floor height. Apart from a ground floor window on the east elevation, providing light and observation of the parking space, there are no further side-facing windows. Again, this situation can be maintained by an appropriate condition.
- 8.11 New developments are generally required to sit on/maintain an established building line – the propped development does neither. However, looking at this side of Victoria Avenue, depicted by long rear gardens and not forgetting the existing infill development opposite and the topography of the area, it is considered, in this instance, the proposal would represent a subservient and appropriate addition to the streetscene when viewed from Victoria Avenue opposite and the rear of properties in Kendall Avenue South and Penwortham Road.



Figure 3: Proposed Street View

- 8.12 The proposal provides one off-street parking space, and appropriate accommodation for cycle and refuse storage. Drawing no. 01 is annotated to show landscaping and boundary treatment, all of which would be appropriate for this development in this location.
- 8.13 The proposed scheme, being a sympathetic and faithful interpretation of the host building, would have an acceptable appearance on the streetscene.

Housing Quality for Future Occupiers

- 8.14 The proposed dwelling has two bedrooms accommodating up to 4 people and would need to achieve a gross internal floor area of 80m² to comply with policy D6 of the London Plan. There is a limited area of useable space at first floor that would be under 1.5m high, which is allocated as storage, therefore the gross internal floor area of 80m² exceeds the national space standards in terms of its overall size and individual room sizes as well as benefiting from being dual aspect with a northeast/southwest orientation within the plot.
- 8.15 DM10.4 of the Croydon Local Plan requires all proposals to provide a minimum amount of private amenity space of 5m² per 1-2 person unit and an extra 1m² per extra occupant thereafter. The requirement is exceeded offering 42m² of useable garden space (calculation excludes front and side spaces). It would be northeast facing, however the garden is currently undeveloped to the rear and sides providing good levels of light and space to enjoy the external environment.
- 8.16 In terms of accessibility, Policy D7 and H2 of the London Plan set out that to provide suitable housing and genuine choice for London's diverse population, including disabled people, older people and families with young children. The house is intended to comply with M4(2) compliant accessibility requirements, which is supported.
- 8.17 Overall, the development is considered to result in a development with acceptable quality for future occupiers.

Amenity of neighbouring properties

- 8.18 The properties that have the potential to be most affected by the development are the adjoining properties at 65 and 67 Kendall Avenue South, 12 – 14 Victoria Avenue, 58 and 60 Penwortham Road, and neighbours with access from the rear.



Figure 4: Proposed Site Location Plan showing neighbouring properties

67 Kendall Avenue South

- 8.19 The existing house at no. 67 Kendall Avenue South has a rear garden of approximately 28m in length with the proposed dwelling located 16m from the rear façade at its nearest point. The extended house is dual aspect with an east/west orientation and 192sqm of good quality garden space retained following development. There would be some reduction in light and outlook from the rear of the dwelling, but not to a degree that would justify refusal of the application.



Figure 5: Proposed layout

65 Kendall Avenue South, 58 and 60 Penwortham Road and 12 – 14 Victoria Avenue

- 8.20 The above properties are located to the east and west of the application site, separated, obliquely by 18m from the rear of 65 Kendall Avenue South, approximately 41m from the rear of 58 and 60 Penwortham Road and 31m from facing front facades at 12-14 Victoria Avenue.
- 8.21 There is no doubt the development would be visible from neighbouring dwellings. However, owing to the separation/orientation/juxtaposition, landscaping, levels, outbuildings, substation, between the built forms it is considered that the proposal would not cause significant harm to neighbours amenity with regard to light, outlook, privacy or result in a sense of enclosure.

Dwellings in Kendal Avenue South and Penwortham Road with rear access from Victoria Avenue.

- 8.22 Access to the site would remain following construction – the application site was previously used as parking for 67 Kendall Avenue South. Boundary treatment to the south east of the site is in the form of timber fencing and will be limited to 600mm high to maintain the existing site line from the track, rising to 1.8m high to the rear boundary to ensure privacy for future occupiers. The existing situation opposite, surrounding the substation remains unchanged, that being a full 1.8m high (approximately). There may be some disturbance during construction, however, in order to mitigate against this a robust construction logistics plan would be required by condition, which is common for this type of development.

Access and Parking

- 8.23 The application site is not located within a controlled parking zone and has a PTAL rating of 3 indicating medium access to public transport. London Plan (2021) standards suggest that up to a maximum of 0.75 spaces per unit should be provided. One space is proposed to serve the dwelling. Technically this is in excess of the maximum number required, but given the site can accommodate a car parking space, this is considered acceptable. From a sustainability perspective, the removal of the car parking space is unlikely to deter future occupiers from having a car as alternative parking space is available on street – as noted from Case Officer site visits. No. 67

Kendall Avenue South has relocated off-street parking to the front garden, and dwellings opposite have garages and drives in/on which to park vehicles.

- 8.24 Concern has been raised by residents with regard to resultant highway safety. The submission demonstrates that the required visibility splays for vehicles and pedestrians sightlines cannot be achieved within the curtilage of the site. However, the proposal is for a single family dwelling, and as such not dissimilar in its potential vehicular activities than when it was a parking space for the existing, larger dwelling. There is no potential for maneuvering within the site to enable egress in a forward gear. Given its location there is potential for reversing into the site without undue impact on highway flow/the safety of pedestrians.
- 8.25 London Plan (2021) Policy T5 requires a minimum of 2 cycle parking spaces for this development. The plans show a cycle storage area to the rear of the parking area. A suitable condition is required to ensure provision is made for a minimum of 2 cycles – the access gate from the car parking area is in excess of 1.2m wide thereby providing sufficient space for wider cycles to pass.
- 8.26 Adequate space has been allocated for refuse and recycling, including food waste. Being a single family unit, in this instance, there is no requirement for a specific space for bulky storage to be allocated, as it is anticipated goods would be presented on an as and when basis.

Landscaping

- 8.27 There are no Tree Preservation Orders on the site nor street trees within the immediate vicinity. It is noted that in the past year, the council's Street Tree team have removed a tree in vicinity to the existing vehicular access on-site and a replacement street tree has recently been planted adjacent the substation. There is therefore no impact upon the existing street trees surrounding the site.
- 8.28 An Arboricultural Impact Assessment and Method Statement providing information on tree protection during and post construction. The removal of tree T8, as shown on the Arboricultural Strategy, has limited amenity value, however there is limited opportunity to provide replacement trees owing to the size of the plot. Overall there are no known overriding arboricultural constraints which would prevent the development from proceeding subject to the necessary protection measures secured by condition.

Flood Risk and sustainability

- 8.29 The site is within Flood Zone 1, in an area with low risk of surface water flooding.
- 8.30 Policy seeks high standards of design and construction in terms of sustainability and sets out Local and National CO2 reduction targets. Conditions can be used to ensure CO2 reduction compliance and to ensure water use targets have been met following construction.

Fire Safety

- 8.31 London Plan (2021) policy D12 Fire Safety requires all development proposal to achieve the highest standards of fire safety. Paragraph 3.12.1 states that fire safety

of developments should be considered from the outset and D12 sets out six requirements that should be achieved on all developments. Furthermore, paragraphs 3.12.3 and 3.12.4 of the London Plan (2021), require the positioning of fire appliances and evacuation assembly points should be shown on a site plan.

- 8.32 The applicant has demonstrated how fire safety has been considered. The proposal therefore demonstrates that the highest standards of fire safety would be achieved.

Other matters

- 8.33 London Plan Policy D12 requires all development proposals to achieve the highest standards of fire safety. A Planning Fire Safety Strategy has been provided which satisfactorily addressed the requirements of Policy D12.
- 8.34 Representations have raised concerns that local services will be unable to cope with additional residents moving into the area and the impact on local infrastructure. 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.
- 8.35 Concern has been raised in relation to the proximity of the proposed dwelling to the existing substation situated approximately 6m to the south east. The following extract is from the Energy Networks Association – September 2017 explaining the limited impact Sub Stations have, especially when compared to exposure from within existing dwellings.

Substations

Small electricity distribution substations, typically one for every few hundred homes, generally produce up to 2 microteslas close to their perimeter fence (occasionally more if built into another building, usually less for pole-mounted transformers), and often no electric field at all. The fields fall rapidly with distance and, within 1 to 2 metres from a typical substation, the fields associated with it are usually indistinguishable from other fields present in homes. Larger electricity transmission substations do not produce very large fields themselves (generally less than a microtesla); the fields close by are mainly produced by power lines and cables entering them. There is no restriction on EMF grounds on how close houses can be to substations.

Energy Networks Association – September 2017

Conclusion

- 8.36 The principle of development is considered acceptable within this area. The design of the scheme is of an acceptable standard and would not harm the visual amenities of the area or adjoining occupiers. The proposed impact on the highway network and parking provision is acceptable, having taken into consideration the existing situation within the surrounding area and its location. The proposal is therefore overall considered to be in accordance with the relevant policies.

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

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PART 5: Planning Applications for Decision

Item 5.2

1.0 SUMMARY OF APPLICATION DETAILS

Ref: 21/05926/HSE
 Location: 134 Auckland Road, Upper Norwood, London
 SE19 2RQ Ward: Crystal Palace and Upper Norwood
 Description: Internal alterations and erection of two storey side extension, single storey rear extension, erection of first floor balcony and hard and soft landscaping to front side and rear gardens
 Drawing Nos: AUCKLAND_0001, AUCKLAND_0002, AUCKLAND_0003, AUCKLAND_0010, AUCKLAND_0011, AUCKLAND_0012, AUCKLAND_0020, AUCKLAND_0021, AUCKLAND_0022, AUCKLAND_0200, AUCKLAND_0201, AUCKLAND_0202, AUCKLAND_0211, AUCKLAND_0212, AUCKLAND_0213, AUCKLAND_0214, and AUCKLAND_0215
 Applicant: Mrs. Alexandra Kent Jones
 Agent: Mr. Joe Knight
 Case Officer: James Udall

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

2.0 RECOMMENDATION

- 2.1 That the Planning Committee resolve to GRANT planning permission
- 2.2 That the Director of Sustainable Communities, Regeneration & Economic Recovery Planning and Strategic Transport has delegated authority to issue the planning permission and impose conditions and informatives to secure the following matters:
1. In accordance with the approved plans.
 2. Development to be commenced within three years.
 3. Landscaping (including tree planting)
 4. Samples and details (as appropriate) of materials to be submitted for approval
 5. Refuse store to be provided prior to use.
 6. Roof of the proposed rear extension is not to be used as a balcony except where shown on the plans.
 7. The flank windows of the side extension will be obscure glazed and fixed shut up to a point 1.7m above internal floor area.
 8. Details of screening to balconies to be submitted for approval.
 9. Any other planning condition(s) considered necessary by the Director of Planning and Strategic Transport.

Informatives.

1. Code of Practice regarding small construction sites.
2. Any other informative(s) considered necessary by the Director of Planning and Strategic Transport.

3.0 PROPOSAL AND LOCATION DETAILS

- 3.1 Planning permission is sought for 'Internal alterations and erection of two storey side extension, single storey rear extension, erection of first floor balcony and hard and soft landscaping to front side and rear gardens.

Site and Surroundings

- 3.2 The application site is located on the southern side of Auckland Road and comprises of a two storey detached property with accommodation over three floors. The application dwelling is set back from the road by a large front garden and has a front porch, a front dormer, two side dormer windows and a rear dormer window.
- 3.3 The application dwelling, which is a locally listed building, is located within Fox Hill Character Area which forms part of the Church Road Conservation Area. The Church Road Conservation Area is located in the northern part of the borough. The conservation area is divided into the following character areas:
- Church Road
 - Beaulieu Heights
 - Fox Hill
 - Sylvan Hill
 - Grange Hill
- 3.4 The Church Road Conservation Area Appraisal notes that Fox Hill was originally laid out as a track that led to the former Fox Farm from which the road derives its name. It runs downhill eastwards from Church Road along the borough boundary with Bromley. Development in this character area, which also contains Fox Hill Gardens and part of Auckland Road, consists mostly of two to three storey Victorian detached or semi-detached buildings set around Stambourne Woodland
- 3.5 The section of Auckland Road within this character area is approximately 12.5m wide with footways approximately 2.5-2.8m wide and contains building plots approximately 10m wide; buildings have regular spacing of between 4-6m and are set back from property boundaries by 7-9m behind more generous front gardens than those on Fox Hill.
- 3.6 The area is residential in character and comprises of mainly two storey and three storey detached properties of a mixture of styles and designs.



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

Planning History

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

88/03212/P - Erection of single storey side/rear extension – Planning Permission Granted

19/05812/HSE - Demolition of existing rear outbuilding, internal demolitions to facilitate building works to main house, erection of three storey side extension, erection of single storey rear extension, erection of single storey/basement front extension. Addition of new rear balcony at first floor level, new bin & bike stores and hard and soft landscaping to front, side & rear gardens - Application withdrawn

21/02833/HSE - Erection of three storey side extension, single storey side/rear extension, erection of rear balcony at first floor level and internal demolitions to facilitate building works to main house. Addition of hard and soft landscaping to front, side & rear gardens. This application is subject to an appeal against non-determination which has been contested by the Council.

4.0 SUMMARY OF KEY REASONS FOR RECOMMENDATION

- The current use of the application site is as a residential dwelling.
- Given the character of the surrounding area and the planning history of the site, the design and appearance of the development is appropriate.
- There would be no unacceptable impact on the living conditions of adjoining occupiers.
- The sustainability aspects of the application are considered to be acceptable.

5.0 CONSULTATION RESPONSE

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

6.0 LOCAL REPRESENTATION

6.1 The application has been publicised by 14 letters of notification to neighbouring properties in the vicinity of the application site. The number of representations received from neighbours, local groups etc in response to notification and publicity of the application are as follows:

No of individual responses: 17

Objecting: 17

Supporting: 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
Loss of Light	Due to their design, size and siting the proposed extensions would not harm the daylight of neighbouring occupants
The application dwelling is a locally listed building	The proposed works would not detract from the visual appearance of the locally listed building which would not be harmed by the scheme.
Noise	The proposed extension would not result in such an increase in noise as to harm the amenities of the neighbouring occupants and any construction noise would be limited to the building of the proposed extensions
Not in keeping with area	The proposed extensions would appear subservient to the existing dwelling and would be constructed to similar materials with the result that the proposal would not harm the appearance of the area.
Obtrusive by design	The proposed extensions would appear subservient to the existing dwelling and would be constructed to similar materials with the result that the proposal would not harm the appearance of the area.
Overdevelopment	The proposed extensions would appear subservient to the existing dwelling
Residential Amenity	Due to their design, size and siting the proposed extensions would not harm residential amenity
Impact on trees	Due to their design, size and siting the proposed extensions would not harm neighbouring trees
Out of Character with the area	The proposed extensions would appear subservient to the existing dwelling and would be constructed to similar materials with the result that the proposal would not harm the appearance of the area.
The first plan was stopped and so should the new application	The current scheme is very different to the previous scheme which was withdrawn and the scheme which is currently at appeal. Each application should be considered on its individual merit.

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 London Plan 2021, the Croydon Local Plan 2018 and the South London Waste Plan 2012.

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

The main policies that are relevant in the London Plan (2021) are:

- GG2 – Making the best use of land
- D3 - Optimising site capacity through the design-led approach
- D4 - Delivering good design
- D5 - Inclusive design
- D12 - Fire safety
- D14 - Noise
- SI 8 - Waste capacity and net waste self-sufficiency
- SI 12 - Flood risk management
- SI 13 - Sustainable drainage
- T1 - Strategic approach to transport
- T5 - Cycling
- T6 - Car parking

7.4 Croydon Local Plan 2018

- Policy SP1 The Places of Croydon.
- SP4 Urban Design and Local Character.
- DM10 Design and Character.
- DM13 Refuse and Recycling.
- DM18 Heritage Assets and Conservation.
- SP8 Transport and Communication.
- DM29 Promoting Sustainable Travel / Reducing Congestion.
- DM30 Car and Cycle parking in new development.

8.0 MATERIAL PLANNING CONSIDERATIONS

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

1. Principle of development
2. Impact on the building and character and appearance of the Conservation Area
3. Residential amenity for neighbouring occupants
4. Impact upon future occupiers
5. Impact of the development on parking and the local highway network.
6. Flood Risk Impact
7. Refuse storage
8. Other planning matters

Principle of Development

8.2 It is noted that concerns have been raised by neighbouring occupants over the use of the application site and the density of development. The application site comprises a detached residential dwelling, is located within a residential area. This application does not propose to change the use of the property.

8.3 The site is located within an existing residential area and as such providing that the proposal accords with all other relevant material planning considerations, the principle of development is supported

Impact on the character and appearance of the Conservation Area

8.4 Section 72 of the Planning (Listed Building and Conservation Areas) Act 1990 imposes a duty on Local Planning Authorities to pay special attention to the desirability of preserving the character and appearance of a Conservation Area.

8.5 Paragraph 126 of the National Planning Policy Framework recognises the value of 'sustaining and enhancing heritage assets' and paragraph 64 states that 'permission should be refused for developments of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions'.

8.5 Croydon Local Plan (2018) SP4 concerns Urban Design & Local Character. SP4.1 is of particular relevance to this proposal which states that the Council will require development of a high quality, which respects and enhances Croydon's varied local character and contributes positively to public realm, landscape and townscape to create sustainable communities. Policy SP4.12 of the Croydon Local Plan (2018) states the Council and its partners will respect, and optimise opportunities to enhance Croydon's heritage assets, their setting and the historic landscape, including through high quality new development and public realm that respects the local character and is well integrated.

8.6 The application site is in the Church Road Conservation Area and consists of a locally listed building. The area is characterised by a concentration of high-quality Victorian buildings and a spacious character with buildings in generous plots. Mature landscaping, trees and topography also contribute to its special interest. The Church Road CAAMP (2015) identifies the following as threats to the special character of the area: new development that disregards the scale and character of surrounding buildings; oversized or poorly designed extensions; development encroaching on

open spaces; loss of trees and planting on both public and private land; new boundary treatments of an inappropriate scale; design and /or materials, and hard-surfacing of front gardens

- 8.7 The roof of the proposed side extension would be set down approximately 5.6m from the ridge height of the application dwelling with the result that it would appear subservient to the existing dwelling.
- 8.8 Furthermore the roof of the proposed extension would have a similar slope to the roof of the existing front projection. Due to its scale and design, a gap between the proposed extension and the neighbouring dwelling (No.132 Auckland Road) would be retained.



- 8.9 It is noted that the proposed side extension would not disrupt the rhythm of the street and or harm the symmetry of the group of dwellings which the application forms part of. Guidance in the Church Road CAAMP (8.5 extensions) says that “There is a very limited scope for side extensions to buildings in the Church Road Conservation Area due to the potential loss of spaces between buildings. Spaces between buildings are often regular, part of the rhythm of the townscape and allow for pleasing views in between properties. All proposed side extensions should generally be single storey, set back from the main building line and should maintain spacing between properties to allow subservience to the main building, and to preserve views between buildings and the spacious character of the conservation area”. Viewed from the front of the dwelling the proposed side extension would comply with this guidance.
- 8.10 It is noted that a glass balustrade is not a feature of properties in the area. However, due to the limited scale of the proposed development the proposal would not harm the visual appearance or setting of the listed dwelling.

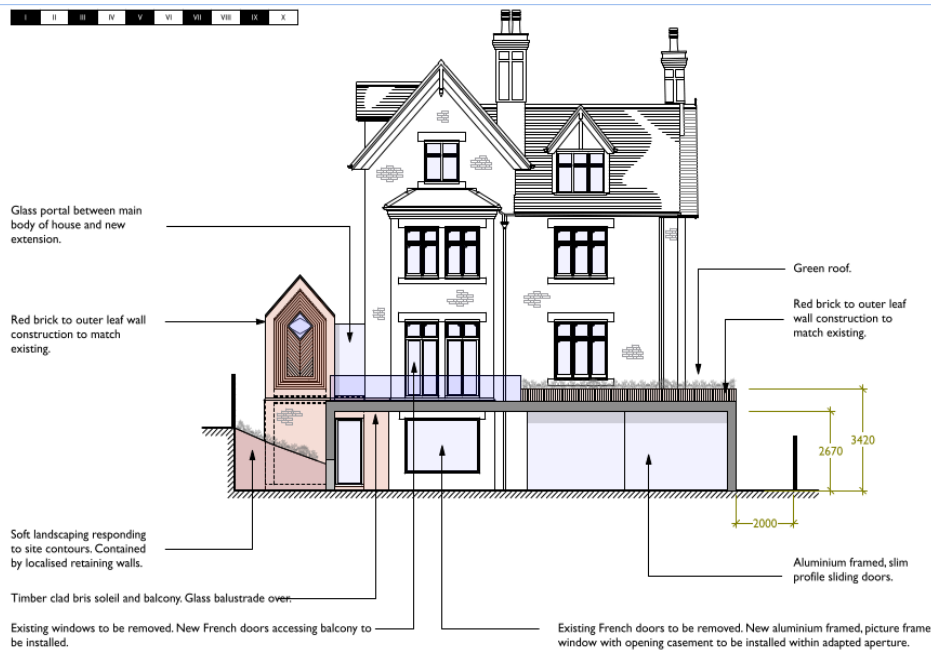


Figure 3: Proposed rear elevation

8.11 The proposed rear extension is of an appropriate size for the application dwelling and the surrounding area. The majority of the extension would be constructed of similar materials as application property. This would include the erection of red brick to the outer leaf wall with the result that the proposed extension would not harm the visual appearance of the application dwelling or its locally listed status. It is noted that this could be further controlled by the imposition of a suitably word planning condition concerning materials, should planning permission be granted.

8.12 Overall, the proposed works would not have a detrimental impact on the street scene, the application building or the Church Street Conservation Area. The application scheme would therefore fail to comply with the London Plan Policies D3 and D4), policies SP4.1, SP4.2, DM10 and DM18 of the Croydon Local Plan 2018.

Residential amenity for neighbouring occupants

8.13 Policy DM10 of the Croydon Local Plan requires the Council to have regard to the privacy and amenity of adjoining occupiers.

8.14 The proposed side extension would be located approximately 2.435m from the shared boundary with No. 134 decreasing to a distance of 1m due to the angle of the plot. Due to the height of the side extension and the distance retained the proposed side extension would not harm the daylight and outlook of the neighbouring occupants.

8.15 The proposed side extension would have two flank windows facing No.132. The privacy of neighbouring occupants could be protected by the imposition of a conditioning requiring the window to be obscure glazed and fixed shut up to a point 1.7m above internal floor area.

8.16 The proposed rear balcony would have a depth of approximately 2.8m. It would be suited approximately 2.7m from the boundary with No.132 and 10.6m from the

shared boundary with No.136. Due to its location the proposed balcony would not harm the privacy of the neighbouring occupants at No.132 or No.136.

8.17 The Suburban Design Guide (2019) advises that for detached properties, rear extensions should generally be no deeper than 450 (in plan) as measured from the nearest habitable room window on neighbouring properties to both sides of the dwelling. The proposed single storey side/rear extension would comply with this guidance with the result that the proposed rear extension would not harm the outlook and daylight of the neighbouring occupants.

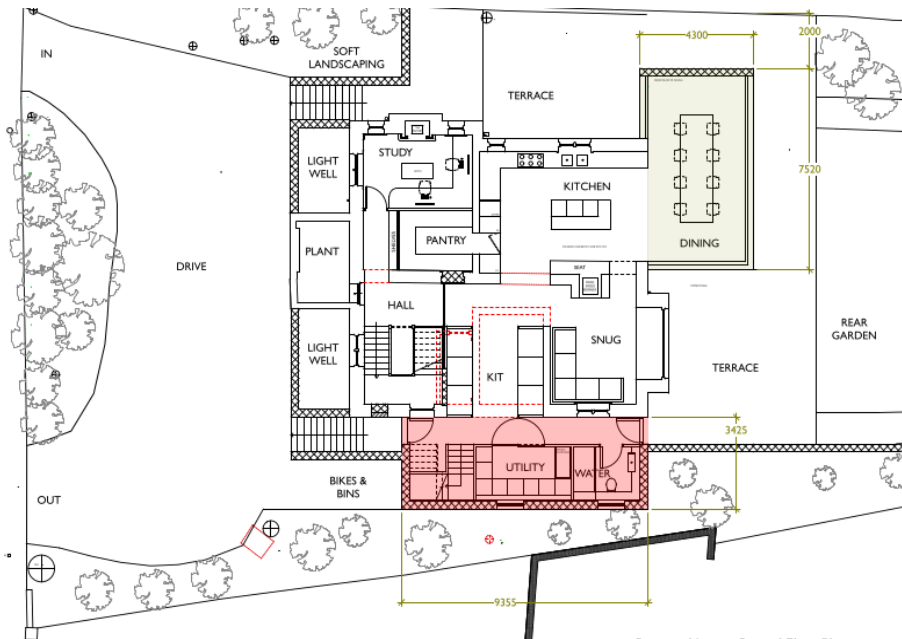


Figure 4: Proposed layout

8.18 The proposed rear extension would not have windows in the flank elevation facing No.132 or No.136 with the result that the proposed rear extension would not harm the privacy of neighbouring occupants at No.132.

Trees

8.19 DM28 of the Croydon Local Plan (2018) states that “The Council will seek to protect and enhance the borough’s woodlands, trees and hedgerows by:

- Ensuring that all development proposals accord with the recommendations of BS5837 2012 (Trees in relation to design, demolition and construction) or equivalent;
- Not permitting development that results in the avoidable loss or the excessive pruning of preserved trees or retained trees where they make a contribution to the character of the area;
- Not permitting development that could result in the future avoidable loss or excessive pruning of preserved trees or trees that make a contribution to the character of the area;
- Not permitting development resulting in the avoidable loss or deterioration of irreplaceable habitats, including ancient woodland, hedgerows and veteran trees; and

- e. Producing a tree strategy outlining how the local authority will manage its tree stock and influence the management of those trees subject to a Tree Preservation Order.

- 8.20 There have been concerns from neighbouring occupants about loss of greenery as a result of the extensions. Particularly there is the loss of two trees due to the side extension. One of the trees is a category C tree the loss of which would have no impact on the character and appearance of the area.
- 8.21 One the trees removed would be a category B tree which would be desirable to retain. However, the loss of the tree could be mitigated by improving planting (including the addition of new trees) to the front of the application dwelling. This can be secured by condition and would make an important contribution to the character of the street and the Conservation Area.

Impact of the development on parking and the local highway network.

- 8.22 Policy aims to actively manage the pattern of urban growth and the use of land to make the fullest use of public transport and co-locate facilities in order to reduce the need to travel. It also encourages car free development in areas with good access to public transport. Development must not have a detrimental effect on highway safety.
- 8.23 The application site is located in an area with a PTAL of 4, and close to bus stops and relatively close to Crystal Place train station and Anerley train station.
- 8.24 Furthermore the London Plan 2021 states that 3+ bedroom dwellings in areas with a PTAL rating 4 should have maximum parking provision of between 0.5 - 0.75. The application proposed residential extensions to an existing dwelling. The extensions are unlikely to significantly increase parking demand. Furthermore, there is ample parking space on the forecourt of the property

Fire Safety

- 8.25 Policy D12 of London Plan 2021 states that “In the interests of fire safety and to ensure the safety of all building users, all development proposals must achieve the highest standards of fire safety and ensure that they:
- 1) Identify suitably positioned unobstructed outside space:
 - a) For fire appliances to be positioned on
 - b) Appropriate for use as an evacuation assembly point
 - 2) Are designed to incorporate appropriate features which reduce the risk to life and the risk of serious injury in the event of a fire; including appropriate fire alarm systems and passive and active fire safety measures
 - 3) Are constructed in an appropriate way to minimize the risk of fire spread
 - 4) Provide suitable and convenient means of escape, and associated evacuation strategy for all building users
 - 5) Develop a robust strategy for evacuation which can be periodically updated and published, and which all building users can have confidence in
 - 6) Provide suitable access and equipment for firefighting which is appropriate for the size and use of the development.

8.26 A Fire Safety Statement has been provided which accords with Policy D12 of London Plan 2021. Furthermore, it is noted that the proposal would only be for small scale extensions and there is sufficient protection under Building regulations it is not considered that it would be justified to refuse the application on this basis.

9.0 Conclusions

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

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1.0 APPLICATION DETAILS

Ref: 21/05158/HSE
Location: 51 Queenhill Road, South Croydon, CR2 8DW
Ward: Selsdon and Addington Village
Description: Erection of a single storey outbuilding ancillary to the existing dwelling.
Drawing Nos: Site Location Plan, Block Plan, Proposed Elevations and Plans dated 05/08/2021.
Applicant: Mr Knock
Case Officer: Joe Sales

- 1.1 This application is being reported to the Planning sub-committee because of a referral made by Local Ward Councillor, Helen Pollard as per paragraph 2.18 within Part 4K of the Constitution of the London Borough of Croydon.

2.0 RECOMMENDATION

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

Conditions

1. Development to commence within 3 years.
2. In accordance with the approved plans.
3. All works and making good to be carried out in accordance with the specified materials as set out within the approved plans.
4. Water butt to be installed on completion of the development.
5. Outbuilding to be used only in association with main house

Informatives

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

3.0 PROPOSAL AND LOCATION DETAILS

Proposal

3.1 The applicant seeks full planning permission for the following:

- Erection of a new outbuilding.
- The outbuilding would measure 2.85m in height, 5.7m in depth and 8m in width.
- The outbuilding would be contemporary in style with a flat roof and clad in steel and timber.

Site and Surroundings

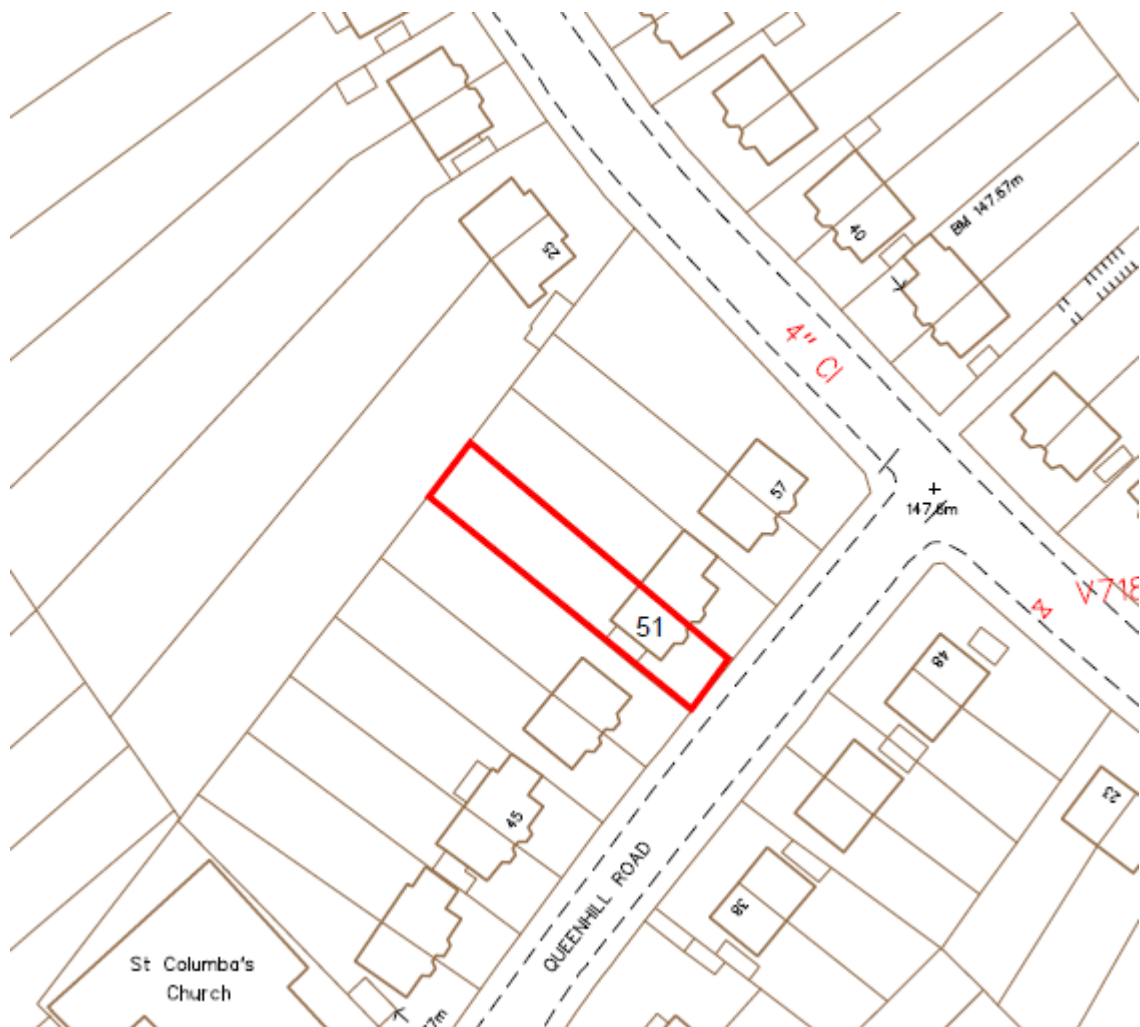


Figure 1-Location Plan

3.2 The application site lies on the north-western side of Queenhill Road and comprises a two storey semi-detached dwelling with an external garage. The

existing dwelling is traditional in architectural style and the surrounding area is residential in character and comprises a number of two storey semi-detached dwellings.

- 3.3 There are no local plan designations associated with the site and the site is also at very low risk of surface water flooding.

Planning History

- 3.4 The following planning histories are relevant to the application site.

- 02/00904/P - Erection of single storey rear extension - Permission granted 22/05/2002.
- 21/04349/HSE - Alterations, proposed rear outbuilding - Application Withdrawn - 01/10/2021.

4.0 SUMMARY OF KEY REASONS FOR RECOMMENDATION

- The proposal provides additional space associated within the rear garden of the existing dwelling.
- The outbuilding provides a structure which is modern in style and ancillary to the host dwelling.

5.0 CONSULTATION RESPONSE

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

Total Consulted: 6 No. of individual responses: 1 Objecting: 1 Supporting: 0

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

Objections:

- Not in keeping with the area
- Obtrusive by design
- Over Development
- Detrimental impact on trees
- Risk of flooding

- 5.5 Local Ward Councillor Helen Pollard objected to the proposals for the following reasons:

- Over Development
- Not in keeping with the area
- Overlooking
- Coverage of existing garden

6.0 RELEVANT PLANNING POLICIES AND GUIDANCE

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

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

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

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

London Plan (2021)

6.4 The policies of most relevance to this application are as follows:

- D1 London's form, character and capacity for growth
- D4 Delivering good design
- G7 Trees and woodlands

6.5 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
- DM16 – Promoting healthy communities

- Policy DM28 -Trees

6.6 There is relevant Supplementary Planning Guidance as follows:

- Croydon Suburban Design Guide Supplementary Planning Document April 2019

7.0 MATERIAL PLANNING CONSIDERATIONS

7.1 The principal issues relate to:

- a) The acceptability of the development in principle.
- b) The impact on the character and appearance of the site and surrounding area.
- c) The impact on the residential amenity of adjoining occupiers.
- d) Trees
- e) Flood risk
- f) Fire safety

a) The acceptability of the development in principle

7.2 Croydon Local Plan 2018 Policy DM10.1 states that in the case of development in the grounds of an existing building which is retained, development shall be subservient to that building. Where an extension or alteration is proposed, adherence to Supplementary Planning Document 2 Residential Extensions and Alterations or equivalent (i.e. the Suburban Design Guide) will be encouraged to aid compliance with the policies contained in the Local Plan. Section 4.28 of the Suburban Design Guide states that outbuildings providing additional space associated with a dwelling, such as storage, a home office or summer house should not result in the creation of a separate dwelling and should share access, gardens and services with the main dwelling.

7.3 The proposed outbuilding would be located in the rear garden of 51 Queenhill Road, and would be accessed via the main house, without separate curtilage. A suitable condition will be used to ensure that the proposed building is only used for purposes ancillary to the use of the dwelling house. Given the recommendation of such a condition, it is considered that the principle of the outbuilding within the rear garden of the existing dwelling is acceptable, subject to the detailed considerations below.

b) The impact on the character and appearance of the site and surrounding area

7.4 Section 4.28 of London Borough of Croydon Suburban Design (SPD 2019) states that providing additional space associated with a dwelling, such as an outbuilding, should be designed to:

- Provide an ancillary function such as a home office, garage or storage.
- Be located in a position that provides access requirements relevant to the use, but should not be dominant in the street scene or in a location where they would appear to add clutter. Consideration should also be given to the level of natural surveillance over the outbuilding.
- Be of a scale that is subservient to the main house.
- Be innovative, standalone buildings. Outbuildings do not need to respond to the style of the host dwelling, except where visible from the street.
- Outbuildings and garages should generally be set behind the main building line.
- If the outbuilding is to be used as a habitable space, proposals should consider heating (and insulation) and access to light and ventilation.

7.5 The proposed outbuilding would be 40sqm internally, 2.85m tall, 8m wide, and up to 5.7m deep. It would be set back from the boundaries by at least 0.5m on all sides. The proposed location within the rear garden of the existing dwelling which cannot be viewed from the footway along Queenhill Road. The outbuilding has also been designed to be limited in height and scale which results in a building that is proportionate to the existing building and would be read as subordinate addition to the host dwelling, respecting the suburban character of the area and the character of the existing dwelling.

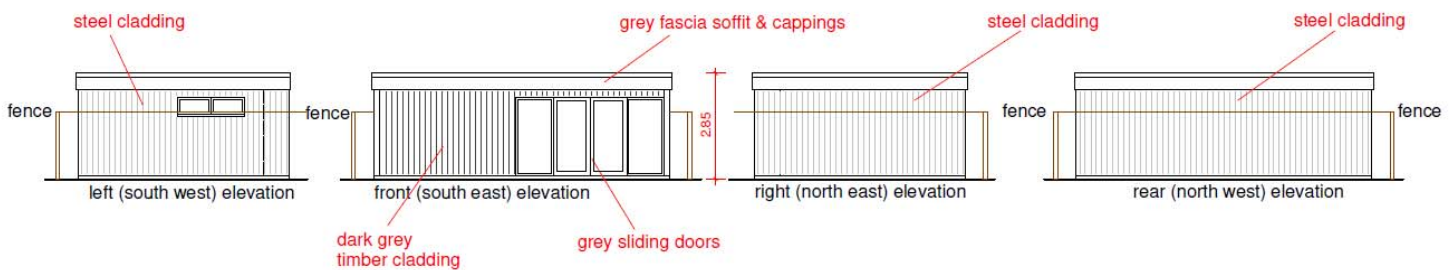


Figure 2-Proposed Elevations

7.6 Ventilation is proposed to be provided by windows and doors which also provide the space with outlook and daylight. In terms of the design of the outbuilding, contemporary materials have been adopted which is allowed for within the Suburban Design Guide, and it is considered that these are acceptable when assessed against the modest scale of the outbuilding.

7.7 As such, it is considered that the scale, design and relationship of the proposed development to the host building is in accordance with Policy D3 of The London

Plan (2021), Policies DM10 of Croydon Local Plan, and section 4.28 of the Suburban Design Guide.

c) The impact on the residential amenity of adjoining occupiers

- 7.8 London Borough of Croydon Suburban Design Guide (SPD 2019) states that extensions must consider the surrounding context and ensure not to create an unreasonable impact on access to daylight and overlooking in habitable rooms on neighbouring properties.
- 7.9 The proposed outbuilding would not lead to a detrimental impact upon then neighbouring ground floor windows given the presence of the boundary fence and the single storey nature of the building. Although the outbuilding would be higher than the boundary fence it would not result in a significant loss of light or outlook given the separation distance and modest flat roof height of the building. It would be more than 19m from the nearest windows at no.49 and 53 Queenhill, and approximately 12m from the rear elevation of 25 Littleheath Road (to the north east / rear of the site).
- 7.10 The ancillary use as a home office would be in connection with the existing use and would not result in increased noise or disturbance for neighbouring occupiers.
- 7.11 The proposed would be ancillary to the host dwelling and has no independent access; however it is considered prudent to add a condition preventing the outbuilding from being used as a separate unit of accommodation without separate planning consent, to allow controls on any potential impacts. The proposals therefore conform to Policies SP4.1 and DM10 of the Croydon Local Plan 2018, the London Plan (2021) and Suburban Design Guide SPD (2019).
- 7.12 Given the above, the proposal would comply with policy London Borough of Croydon Suburban Design Guide (SPD 2019) and policy DM10 of Croydon Local Plan 2018.

d) Impact on trees

- 7.13 It is noted that there are a number of trees which run along the rear boundary of the site, and are very close to the proposal. Furthermore, on the officer's site visit it was identified that a concrete slab for which the outbuilding would be built upon had already been poured ready for construction.
- 7.14 Given that none of the aforementioned trees are protected and given the minor level of excavation required for such a modest structure, it is not considered that the proposals would result in significant harm to the existing trees or put their future health at risk.

7.15 On that basis, the proposals are considered to comply with Policy DM28 of the Croydon Local Plan and can be supported.

e) Flood risk

7.16 The application site is at very low risk of surface water flooding however, it is proposed to attach water butts to the downpipes of the outbuilding in order to mitigate any surface water run-off which may occur as a result of the proposed development.

7.17 These mitigation measures are considered acceptable to prevent any surface water flooding and comply with Local Plan Policy DM25 and shall be secured by a suitably worded condition.

d) Fire safety

7.18 According to Policy D12 of the London Plan (2021), all development proposals must achieve the highest standards of fire safety and ensure that they identify suitable outdoor space for fire appliances and assembly points; incorporate appropriate fire safety features; minimise the risk of fire spread; provide suitable and convenient means of escape (incl. a robust strategy for evacuation); and suitable access and equipment for firefighting. A Fire Statement has been provided as part of the application and officers are confident that the extension would maintain existing fire safety arrangements for a property of this type and meet the requirements of Policy D12.

8.0 CONCLUSIONS

8.1 The principle of the use of the proposed outbuilding is considered acceptable within this area, subject to the recommended conditions.

8.2 The erection of the outbuilding and its appearance is considered to respect the character of the surrounding area. The proposed development does not give rise to any significant adverse impacts on neighbouring occupiers.

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

9.0 OTHER MATTERS

9.2 The proposed development has been considered against the development plan, and officers are of the view that it complies. It is a material consideration that the construction of an outbuilding of similar footprint, but only 2.5m tall (not 2.85m tall as proposed) is likely to be permitted development in most cases (although this cannot be confirmed without a lawful development certificate), and therefore

the additional impact is likely to be the additional 0.35m of height, which officers have found not to be in conflict with the development plan.

All other planning considerations including equalities have been taken into account.

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