

Planning Committee Agenda



To: Councillor Paul Scott (Chair)
Councillor Humayun Kabir (Vice-Chair)
Councillors Jamie Audsley, Sherwan Chowdhury, Luke Clancy,
Bernadette Khan, Jason Perry, Joy Prince, Sue Winborn and Chris Wright

Reserve Members: Jeet Bains, Simon Brew, Richard Chatterjee,
Pat Clouder, Patsy Cummings, Steve Hollands, Shafi Khan, Maggie Mansell
and Manju Shahul-Hameed

A meeting of the **Planning Committee** which you are hereby summoned to attend,
will be held on **Thursday, 7 December 2017** at **6.30 pm** in **Council Chamber,**
Town Hall, Katharine Street, Croydon CR0 1NX

JACQUELINE HARRIS-BAKER
Director of Law and Monitoring Officer
London Borough of Croydon
Bernard Weatherill House
8 Mint Walk, Croydon CR0 1EA

Margot Rohan
020 8726 6000 x62564
margot.rohan@croydon.gov.uk
www.croydon.gov.uk/meetings
Tuesday, 28 November 2017

Members of the public are welcome to attend this meeting.
If you require any assistance, please contact Margot Rohan as above.
To register a request to speak, please either e-mail
Planning.Speakers@croydon.gov.uk or call MARGOT ROHAN by 4pm on the
Tuesday before the meeting.

THIS MEETING WILL BE WEBCAST LIVE - Click on link to view:
<https://croydon.public-i.tv/core/portal/home>

N.B This meeting will be paperless. The agenda can be accessed online at
www.croydon.gov.uk/meetings

AGENDA – PART A

1. Apologies for absence

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

2. Minutes of Previous Meeting

To approve the minutes of the meeting held on Thursday 30 November 2017 as an accurate record (to follow).

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. Development presentations

To receive the following presentations on a proposed development:

There are none.

6. Planning applications for decision (Pages 5 - 8)

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

6.1 16/02577/P Normanton Park Hotel, 34-36 Normanton Road, South Croydon CR2 7AR (Pages 9 - 22)

Demolition of existing hotel; erection of a two/three storey building with accommodation in roofspace comprising 10 one bedroom, 16 two bedroom and 3 three bedroom flats (29 flats); provision of 25 car parking spaces at rear with access off Whitmead Close and associated refuse storage and cycle storage

Ward: Croham

Recommendation: Grant permission

6.2 17/03542/FUL 98 Hyde Road, South Croydon CR2 9NQ
(Pages 23 - 34)

Demolition of existing building, erection of two storey building with basement and accommodation in roof space comprising of 2 x one bedroom and 6 x two bedroom flats. Formation of vehicular access and 8 parking spaces, cycle and refuse storage

Ward: Sanderstead

Recommendation: Grant permission

6.3 17/03889/FUL 59 Upper Shirley Road, Croydon CR0 5HE
(Pages 35 - 44)

Demolition of existing building and erection of two storey building with part basement and accommodation in roof space comprising of 6 x 2 bedroom and 1 x 3 bedroom flats. Formation of 7 car parking spaces, cycle and refuse stores

Ward: Heathfield

Recommendation: Grant permission

6.4 17/04484/FUL 232 Pampisford Road, South Croydon CR2 6DB
(Pages 45 - 54)

Demolition of existing dwelling; erection of three storey building comprising 7 two bedroom flats and 2 three bedroom detached houses at rear formation of vehicular access and provision of associated parking, bicycle and refuse storage facilities

Ward: Waddon

Recommendation: Grant permission

7. Items referred by Planning Sub-Committee

To consider any item(s) referred by a previous meeting of the Planning Sub-Committee to this Committee for consideration and determination:

There are none.

8. Other planning matters

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

There are none.

9. 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 COMMITTEE AGENDA

PART 6: 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, Resident Association or Conservation Area Advisory Panel 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 July 2011 (with 2013 Alterations)
 - the Croydon Local Plan: Strategic Policies April 2013
 - the Saved Policies of the Croydon Replacement Unitary Development Plan April 2013
 - 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.

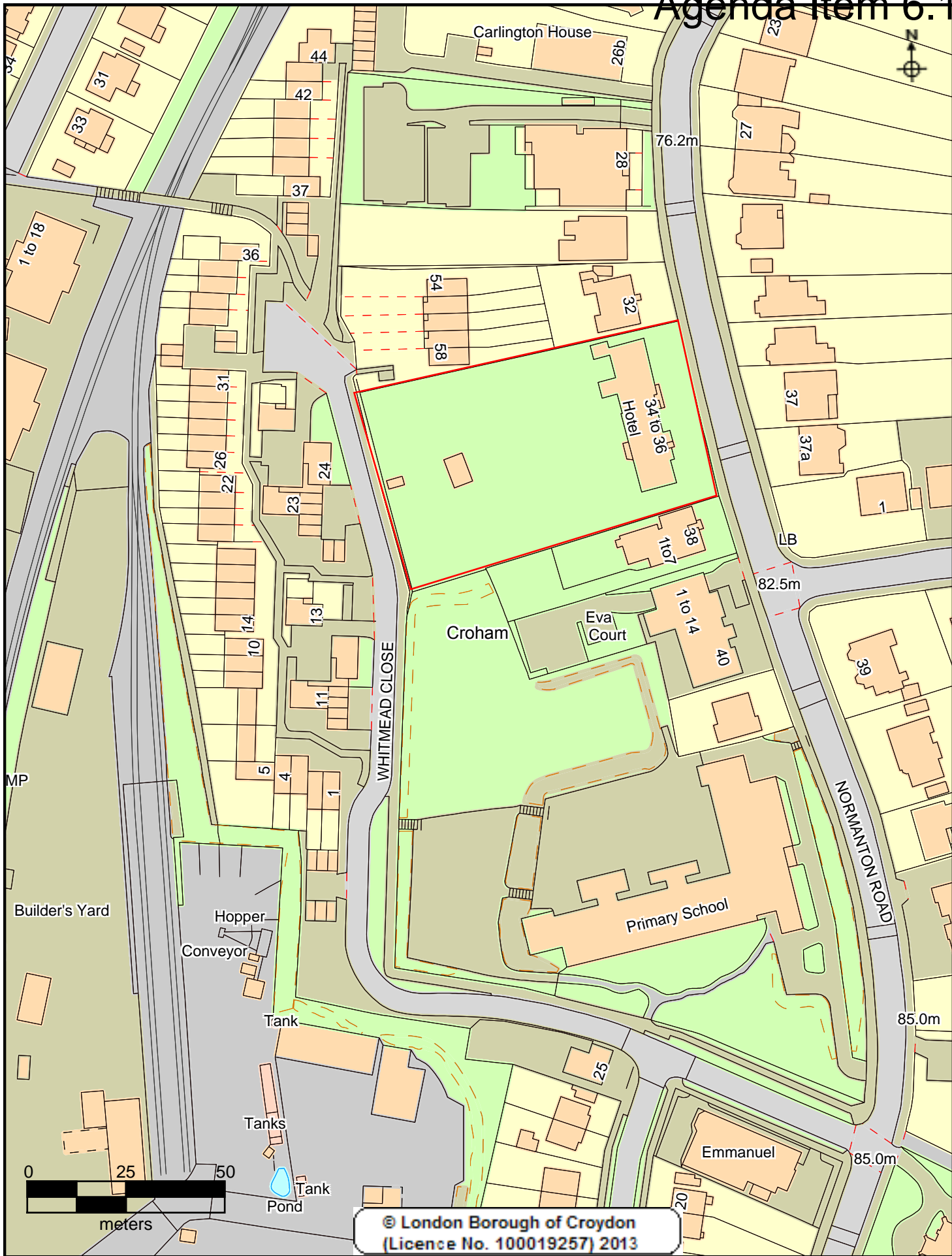
8. BACKGROUND DOCUMENTS

- 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 6: Planning Applications for Decision

Item 6.1

1 SUMMARY OF APPLICATION DETAILS

Ref: [16/02577/P](#) (*link to associated documents on Planning Register*)
 Location: Normanton Park Hotel, 34-36 Normanton Road, South Croydon, CR2 7AR
 Ward: Croham
 Description: Demolition of the existing hotel; erection of a two/three storey building with accommodation in roof space comprising 10 one bedroom, 16 two bedroom and 3 three bedroom flats (29 flats); provision of 25 car parking spaces at rear with access off Whitmead Close and associated refuse storage and cycle storage.
 Drawing Nos: 6502-PL01, 6502-PL02, 6502-PL03, 6502-PL04, 6502-PL05, 6502-PL06, 6502-PL07, 6502-PL08, 6502-PL09, 6502-PL10, Planning statement (May 2016), Bat Emergence / Re-entry Surveys & Reptile Survey (July 2017)
 Applicant: Mr David Moore, Streeter Marshall Solicitors and Notaries
 Agent: Mr Marceline, Stiles Harold Williams
 Case Officer: Matthew Carney

	1 bed	2 bed	3 bed
Residential	10	16	3
Affordable Rent	4	2	-
Shared Ownership	-	1	2
Number of car parking spaces		Number of Cycle Parking Spaces	
25		28	

1.1 This application is being reported to committee because the ward councillor (Cllr Neal) made representations in accordance with the Committee Consideration Criteria and requested committee consideration and objections above the threshold in the Committee Consideration Criteria have been received.

2 RECOMMENDATION

2.1 That the Planning Committee resolve to GRANT planning permission subject to:

- A. The prior completion of a legal agreement to secure the following planning obligations:
 - a) 31% affordable housing provision by unit, provided on site as 6 Affordable Rent and 3 Intermediate Homes
 - b) A contribution and commitment towards employment and skills training
 - c) A contribution of £2900 towards managing air quality within the borough
 - d) Provision of a car club parking space.

- 2.2 That the Director of Planning and Strategic Transport has delegated authority to negotiate the legal agreement indicated above.
- 2.3 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) Built in accordance with approved plans
- 2) Details to be submitted prior to commencement of any demolition works –
 - Finished floor levels
 - Construction method statement for rear footpaths in relation to tree protection
 - Hard and soft landscaping - including replacement tree planting – size / girth
- 3) Works to be carried out in accordance with the Arboricultural Impact Statement and the Arboricultural Method Statement
- 4) Works to be carried out in accordance with Ecology Report
- 5) Details to be submitted prior to commencement of any development above ground level-
 - Facing materials
 - Sections/gradient of rear footpaths to demonstrate access for disabled users
 - Cycle storage – including manufacturer’s specification and elevations
 - External lighting - including manufacturer’s specification
 - Visibility splays for rear access points
 - Details of siting and design of PV panels – including manufacturers specification
 - Translocation of the amphibians within the disused swimming pool to a new pond within the application site
- 6) Details to be submitted prior to occupation of any part of the development-
 - Bird and bat boxes
 - Log piles
 - Parking as shown on drawing no. 6502-PL02 including designated disabled spaces
 - Details of parking for disabled visitors
- 7) Obscure glazing for specified side windows
- 8) No storage of materials within the root protection areas of protected trees
- 9) 35% reduction in CO2 emissions
- 10) Water usage restricted to 110 litres per person per day
- 11) Construction Logistics Plan
- 12) Sound insulation – living rooms and bedrooms
- 13) Noise from equipment – 10dB below background noise
- 14) SUDS Condition as recommended by the Local Lead Flood Authority
- 15) Travel Plan
- 16) Removal of existing vehicular accesses from Normanton Road prior to occupation of the development
- 17) 3 year permission
- 18) Any other planning condition(s) considered necessary by the Director of Planning and Strategic Transport

Informatives

- 1) Community Infrastructure Levy - granted
- 2) Site notice removal
- 3) Code of Practice regarding small construction sites
- 4) Bins to be provide - 3 x 1100 litre landfill bins, 2 x 1280 litre comingled dry recycling bins and 1 x 240 litre food recycling bin
- 5) Cycle storage to be provided – 48 cycles
- 6) Use of ultra NOx boilers
- 7) Link to guidance note for Construction Logistics Plan
- 6) Any other informative(s) considered necessary by the Director of Planning and Strategic Transport

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

2.5 That, if by 7 February 2018 the legal agreement has not been completed, the Director of Planning and Strategic Transport has delegated authority to refuse planning permission.

3 PROPOSAL AND LOCATION DETAILS

Proposal

3.1 The application seeks full planning permission for:

- Demolition of the existing hotel;
- Erection of a two/three storey building with accommodation in roof space comprising 10 one bedroom, 16 two bedroom and 3 three bedroom flats (29 flats);
- The proposed development would have an 'T' shaped footprint;
- Provision of 25 car parking spaces at rear with access off Whitmead Close including 3 designated disabled spaces;
- Provision of integrated refuse storage and cycle storage at both sides of the site;

Site and Surroundings

- The site consists of a 2/3 storey hotel that is located on the western side of Normanton Road;
- The site also adjoins Whitmead Close to the rear;
- The hotel originally consisted of 2 large detached buildings; however various extensions have been approved over the years including a link block between the 2 buildings (Refs: 68/20/621 and 69/20/1001);
- The site measures 0.4012 hectares in size and includes a large garden to the rear with a derelict swimming pool;
- The surrounding area is mixed in character comprising 2 storey terraced dwellings to the west and larger 2/3 blocks of flats to the immediate east, north and south;
- Part of the rear of the site adjoins the playing fields of St Peters Primary School to the south which is designated as Educational Open Space.
- The site is located in an area that is designated as Flood Risk – Surface Water Critical Drainage;

- Four trees within the site are protected by Tree Preservation Order No. 6, dated 1996;
- The site has a PTAL rating of 2.

Planning History

- 3.2 The application site has been the subject of a number of previous planning applications. The only ones of relevance are;
- 65/457 – Planning application for use as guest house and hotel granted on 05.03.1965.
 - 15/04484/PRE - Pre-application advice sought in relation to the redevelopment of the site for residential purposes.

4 SUMMARY OF KEY REASONS FOR RECOMMENDATION

- 4.1 The loss of the hotel use and residential development is supported in principle.
- 4.2 The maximum reasonable amount of affordable housing would be delivered on site.
- 4.3 The proposed development would respect the character and appearance of the area.
- 4.4 The proposed development would not have a detrimental effect on the residential amenities of the adjoining occupiers and would provide an acceptable living environment for the future occupiers.
- 4.5 The proposed development would provide an appropriate level of parking and would have an acceptable impact on the highways network.
- 4.6 The proposed development would have an acceptable impact on protected trees in the area and would incorporate sustainable drainage techniques as part of an overall drainage strategy.

5 CONSULTATION RESPONSE

- 5.1 The views of the Planning Service are expressed in the MATERIAL PLANNING CONSIDERATIONS section below.
- 5.2 The following were consulted regarding this application:

Local Lead Flood Authority (LLFA) (Statutory Consultee)

- 5.3 Objection to the initially proposed drainage strategy. The strategy has subsequently been amended and further evidence has been provided. In relation to the amended scheme the LLFA have removed their objection subject to a condition securing further information. [OFFICER COMMENT: Condition is recommended]

6 LOCAL REPRESENTATION

- 6.1 The application has been publicised in the press and by way of 2 site notices displayed 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 were as follows:

No of individual responses: 33

Objecting: 33 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
<i>Design, scale and massing</i>	
<p>Loss of existing building with architectural merit.</p> <p>Overdevelopment of the site</p>	<p>Officers are satisfied that the demolition is considered acceptable in principle. Refer to paragraph 8.2.</p> <p>Officers are satisfied that the density is acceptable and the development would not be overdevelopment. Refer to paragraph 8.10.</p>
<i>Residential amenity of neighbours</i>	
<p>The development would result in a reduced level of daylight and sunlight in the amenity space of adjoining properties.</p> <p>The development would result in increased overlooking and intrusion of privacy for adjoining occupiers.</p> <p>Increased noise and disturbance and nuisance for neighbours. Impact upon peaceful enjoyment of neighbouring properties</p>	<p>Officers are satisfied that the development would not harm the amenity of neighbours. Refer to paragraph 8.14 – 8.18</p> <p>Officers are satisfied that the development would not harm living conditions of neighbours through noise and disturbance. Refer to paragraphs 8.17 and 8.18</p>
<i>Highways and Transport</i>	
<p>Insufficient parking in the area, development would impact upon parking in the area.</p> <p>Concerns regarding the access to the proposed car parking being provided from Whitmead Close. Particularly given the congestion associated with St Peter’s school and impact upon highway safety.</p>	<p>Officers are satisfied that a suitable level of off street car parking has been provided for the development. Refer to paragraphs 8.20 and 8.21.</p> <p>Officers are satisfied that the development will not have an unacceptable impact upon the local highway network. Refer to paragraphs 8.18-8.22.</p>

Concerns raised about construction congestion and parking	A Construction Logistics Plan would be secured by condition to ensure that congestion and parking of construction traffic would be controlled.
<i>Impact upon Trees</i>	
The trees are an important feature in Normanton Road and the development could result in their loss.	The impact of the development on the protected trees has been carefully considered by officers and it is considered that subject to appropriate protection the development would not have an unacceptable impact. Refer to paragraphs 8.26-8.29.

6.3 Cllr Neal has made the following representations:

- Overdevelopment;
- Two access points will be detrimental to Whitmead Close;
- Negative impact on Normanton Road.

7 RELEVANT PLANNING POLICIES AND GUIDANCE

7.1 In determining any planning application, the Council is required to have regard to the provisions of its Development Plan so far as is material to the application and to any other material considerations and the determination shall be made in accordance with the plan unless material considerations indicate otherwise. The Council's adopted Development Plan consists of the Consolidated London Plan 2015, the Croydon Local Plan: Strategic Policies 2013 (CLP1), the Croydon Replacement Unitary Development Plan 2006 Saved Policies 2013 (UDP) and the South London Waste Plan 2012.

7.2 Government Guidance is contained in the National Planning Policy Framework (NPPF), issued in March 2012. 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:

- Section 1: Achieving sustainable development
- Section 4: Promoting sustainable transport
- Section 6: Delivering a wide choice of quality homes
- Section 7: Requiring good design
- Section 9: Promoting sustainable transport
- Section 10: Meeting the challenge of climate change, flooding and coastal change

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

Consolidated London Plan 2015 (LP):

- 3.3 Increasing housing supply
- 3.4 Optimising housing potential
- 3.5 Quality and design of housing developments
- 3.8 Housing Choice
- 3.9 Mixed and balanced communities
- 5.2 Minimising carbon dioxide emissions
- 5.3 Sustainable design
- 5.12 Flood risk management
- 5.13 Sustainable drainage
- 5.14 Water quality and wastewater infrastructure
- 5.17 Waste capacity
- 6.3 Assessing effects of development on transport capacity
- 6.9 Cycling
- 6.13 Parking
- 7.4 Local character
- 7.6 Architecture

Croydon Local Plan: Strategic Policies 2013 (CLP1):

- SP2 Homes
- SP2.3 Choice of homes
- SP2.5 Mix of homes
- SP2.6 Quality and standards
- SP4 Urban Design and Local character
- SP4.1 High quality development
- SP6 Environment and climate change
- SP6.1 Environment and climate change
- SP6.2 Energy and carbon dioxide reduction
- SP6.6 Sustainable design and construction
- SP8.3 Making full use of public transport
- SP8.13 Electric charging infrastructure
- SP8.15 Parking

Croydon Replacement Unitary Development Plan 2006 Saved Policies 2013 (UDP):

- UD1 High quality and sustainable design
- UD2 Layout and siting of new development
- UD3 Scale and design of new buildings
- UD7 Inclusive design
- UD8 Protecting residential amenity
- UD13 Parking design and layout
- UD14 Landscaping
- UD15 Refuse and recycling storage
- EP1 – EP3 Pollution
- EP5 - EP7 Water – Flooding, Drainage and Conservation
- T2 Traffic Generation from Development
- T4 Cycling
- T8 & T9 Parking
- T11 Road safety
- H2 Supply of new housing

- UD9 & H10 Residential density

CLP1.1 & CLP2

- 7.4 The Partial Review of Croydon Local Plan: Strategic Policies (CLP1.1) and the Croydon Local Plan: Detailed Policies and Proposals (CLP2) have been approved by Full Council on 5 December 2016 and was submitted to the Planning Inspectorate on behalf of the Secretary of State on 3 February 2017. The examination in public took place between 16th May and 31st May 2017. Main modifications have been received from the Planning Inspector and the Council consulted on these modification during the period 29 August – 10 October 2017.
- 7.5 According to paragraph 216 of the NPPF, relevant policies in emerging plans may be accorded weight following publication, but with the weight to be given to them is dependent on, among other matters, their stage of preparation. Now that the main modifications to CLP1.1 and CLP2 have now been published for consultation, there are certain policies contained within these plans that are not subject to any modifications and significant weight may be afforded to them on the basis that they will be unchanged when CLP1.1 and CLP2 are adopted and the Inspector would not ask for consultation on Main Modifications if he was going to find the whole Plan unsound. However, none of the policies that can be afforded significant weight would have a bearing on the proposal to the extent they would lead to a different recommendation. The other policies that are subject to further consultation through the Main Modifications do not outweigh the adopted policies listed here and therefore, do not lead to a different recommendation.

There is relevant Supplementary Planning Guidance as follows:

- London Housing SPG March 2016
- Affordable Housing August 2017 SPG

8 MATERIAL PLANNING CONSIDERATIONS

- 8.1 The main planning issues raised by the application that the committee must consider are:
1. Principle of proposed development
 2. Affordable housing provision
 3. Townscape and visual impact and consideration of density
 4. Housing quality for future occupiers
 5. Residential amenity for neighbours
 6. Transport and access
 7. Sustainability
 8. Trees and landscaping
 9. Ecology and environment
 10. Surface water flood risk

Principle of proposed development

- 8.2 Neither the policies within the Croydon Local Plan: Strategic Policies (CLP1) or the Croydon Replacement Unitary Development Plan (2006) Saved Policies 2013 protect the existing hotel use (Class C1); therefore there would be no in principle objections to the redevelopment of the site for residential purposes. Nor is the building protected

by a heritage designation and therefore its demolition is not considered unacceptable in principle.

- 8.3 The site is allocated in CLP2 for 'residential development with primary school expansion if required'. The allocation acknowledges that residential development will help to meet the need for new homes in the borough, indicating a potential provision of 14 to 38 homes. This scheme at 29 units, falls within this threshold. A combination of ongoing dialogue with the applicant since 2015 and the fact the allocation in CLP2 is yet to be adopted means that a solely residential use is supported.

Affordable housing provision

- 8.4 The applicant has submitted an Affordable Housing Viability Assessment as part of their proposal, which has been independently assessed by a financial consultant. Following a detailed assessment it is proposed that the development would provide 9 affordable housing units achieving a 60:40 tenure mix with 6 affordable rent and 3 intermediate homes. On this basis, the development would provide an affordable housing provision of 31% when calculated on the number of units within the development.
- 8.5 The Croydon Local Plan: Strategic Policies 2013 requires that on schemes of ten dwellings or more the Council will negotiate to achieve up to 50% affordable housing subject to viability. The viability assessment undertaken has demonstrated that the maximum reasonable amount of affordable housing that can be provided by this development is 31%. This is in accordance with the emerging policy in the Croydon Local Plan: Strategic Policies Partial Review which requires a minimum on site provision of 30% (subject to viability) and it is considered that the development would provide an important contribution towards the borough's need for affordable housing units the development is considered acceptable in relation to affordable housing provision.

Townscape and visual impact and consideration of density

- 8.6 A number of flatted developments have been built along Normanton Road; therefore no objections are raised in relation to the type of accommodation being provided at the site.
- 8.7 The proposed development would have a 'T' shaped footprint and, through the provision of a recessed front entrance, it has been designed to appear as two separate blocks. This is considered acceptable as it would break up the width of the frontage in the street scene. The overall height of the proposed development is also respectful of the adjacent properties and does not appear overly prominent as a result.
- 8.8 Whilst the proposed development would be larger in terms of its footprint, scale and massing than the existing hotel buildings and neighbouring properties, it can be accommodated due to the overall size of the land. The proposed development does not over-dominate the site to an unacceptable degree and good separation distances are maintained to the shared boundaries.
- 8.9 It is recommended that planning conditions be imposed in relation to facing materials and hard and soft landscaping.

- 8.10 In terms of density, it should be noted that for a suburban site with a PTAL rating of 2, the London Plan suggests that the appropriate density should be between 150 to 250 hr/ha. The site area measures 0.4012 hectares in size and there would be 80 habitable rooms in total. The proposal would have a density of 199 hr/ha which would be within the threshold. However, it should be pointed out that density is only one consideration when determining the suitability of a scheme and considering all aspects of character, the scheme would have an acceptable impact on the local area.

Housing quality for future occupiers

- 8.11 The proposed development would provide 10 one bedroom flats, 16 two bedroom flats and 3 three bedroom flats. The proposed flats would comply with the minimum required standards in terms of their floor area and individual room sizes.
- 8.12 The majority of flats would have access to a small private balcony / patio that would comply with the Mayor of London's Housing SPG in terms of depth; however 6 of the flats, mostly on the upper floor, would not. On the basis that a large communal garden would be provided at the rear, this is considered acceptable.
- 8.13 Three wheelchair units would be provided as part of the proposed development with access from the rear of the site where 3 designated disabled parking bays would be located. It is recommended that a planning condition be imposed to ensure that details of the gradient of the footpath to the wheelchair units are submitted for approval.

Residential amenity for neighbours

- 8.14 The main impact from the proposed development would be on the adjoining blocks at Nos. 32 and 38 Normanton Road and the properties in Whitmead Close.
- 8.15 In terms of No. 32 Normanton Road, it should be noted that the rear section of Block B would project 4.2m past the rear building line of this house. In terms of loss of privacy, it should be noted that the side windows that would be positioned in Block B on the lower ground floor, upper ground floor, first floor and second floor would all be secondary windows to a large open plan kitchen / dining / living room and could be obscure glazed. The side windows in Block C would be obscured from the rear of No. 32 Normanton Road by the siting of Block B. Whilst the windows in Block C might result in some overlooking of the rear garden of the neighbouring house, they would be sited approximately 17m away.
- 8.16 No. 38 Normanton Road is located to the south of the site; therefore there would not be any concerns in terms of loss of daylight / sunlight. The side windows on this block that face towards the site are also on the northern elevation. The applicant has provided floor plans for this block of flats and these confirm that the nearest side windows that would be most impacted by the siting of the proposed development serve bathrooms and kitchens, which are not habitable rooms. The other windows towards the rear are secondary windows to living rooms. On this basis, it is considered that, whilst there would be some visual impact for these windows, it would not be significant enough to warrant refusal. In terms of loss of privacy, it should be noted that the side windows that would be positioned in Block A on the upper ground floor, first floor and second floor would all be secondary windows to a large open plan kitchen / dining / living room and could be obscure glazed. The lower ground floor side bedroom window would be unlikely to result in any overlooking. The side

windows in Block C would be located approximately 17.4m away, which is an acceptable distance to avoid any unacceptable harm.

- 8.17 With regards to the properties in Whitmead Close, specifically No. 58, it is noted that they would be impacted by the siting of the rear car parking area. Although this would be likely to result in increased noise and disturbance over and above what is currently experienced, it is considered that satisfactory boundary treatment and planting could help to mitigate against any unacceptable adverse impact. Whilst the neighbouring properties on the other side of Whitmead Close would also likely be affected in terms of vehicles accessing the rear of the site, this is not considered to be sufficiently harmful to justify withholding planning permission.
- 8.18 Whilst there would be noise during the construction process, this would be of a temporary nature. A planning informative is also recommended to advise the applicant to follow the Council's "Code of Practice on the Control of Noise and Pollution from Construction Sites".

Transport and access

- 8.19 The site has 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 (WEBCAT), which means that it has moderate accessibility to public transport. However, there is an existing footpath that runs between Nos. 36 and 37 Whitmead Close that provides a shortcut to South Croydon railway station (approximately 550m away).
- 8.20 The proposed development would provide 25 car parking spaces for the 29 flats with access from Whitmead Close via two separate entrances. Whilst fewer car parking spaces on site would be preferable as this would help to promote more sustainable modes of transport, given the fact that the car parking layout does not over-dominate the rear of the site to an unacceptable degree, the proposed arrangement is considered acceptable.
- 8.21 Concern has been raised over the loss of on-street car parking in Whitmead Close to facilitate the vehicular accesses proposed by the development. Whilst resident's concern is understandable it is considered that given the area is not designated as a Controlled Parking Zone (CPZ) and the applicants Parking Beat Survey demonstrates the availability of spaces to ensure sufficient on-street car parking spaces are available within the local area to allow for the loss of the spaces in Whitmead Close to facilitate the development. In addition, the proposed removal of the existing vehicular accesses to the site will provide additional on street parking bays in Normanton Road
- 8.22 The applicants have submitted a Transport Assessment providing evidence on the developments impact upon the local highway network. The Transport Assessment provides a comparison between the trip generation for the current use of the site as an existing 37 bedroom hotel and the proposed use of the site for 29 flats. This comparison identifies a small increase in the likely number of trips to and from the application site as a result of the development although the increase is attributed to a higher level of public transport trips rather than an increase in vehicular trips. On this basis, the development will not have an unacceptable impact upon the local highway network.

- 8.23 Refuse and recycling storage area would be provided at the front of the proposed development at ground floor level. The applicant is required to provide the following bins for the residents in line with Waste Services: 3 x 1100 litre landfill bins, 2 x 1280 litre comingled dry recycling bins and 1 x 240 litre food recycling bin. A planning condition is recommended to ensure that the appropriate level of bins are provided and collection arrangements are agreed.
- 8.24 Two separate cycle storage areas would be provided on either side of the proposed development. The applicant is required to provide space for 48 cycles in order to comply with London Plan standards. It is recommended that elevational details and a manufacturer's specification be submitted for approval.

Sustainability

- 8.25 The applicant has submitted a Sustainability Statement as part of their proposal. This report confirms that 96 x 315W photovoltaic panels would be incorporated into the proposed development, which equates to approximately 154m² across the site. This would reduce the CO₂ emissions of the site by 37.57% through onsite renewable technologies. It is recommended that this report be conditioned so that CO₂ emissions targets are met, together with water consumption in line with the London Plan.

Trees and landscaping

- 8.26 There are a number of large mature trees at the site that are protected by TPO 6, 1996, namely 2 Horse Chestnuts, 1 Copper Beech and 1 Holm Oak. There are also a number of other trees at the site that play an important role in terms of screening.
- 8.27 The submitted Arboricultural Impact Statement confirms that 18 trees, 3 groups and part of one hedgerow would be removed. However, these trees are all considered to be lower quality quality specimens categorised as either C or U. All category A or B trees would be retained and protected and provision additional planting of new better quality trees that can be tailored to the proposed layout is proposed.
- 8.28 The proposed layout would involve the construction of a new car park and various formal paths within the root protection areas of retained trees. The Tree Officer states that by constructing a two-tier car park connected by a ramp, it would be possible to use a no-dig surface specification that can be tailored to ensure continued root function.
- 8.29 It is recommended that the Arboricultural Impact Statement and the Arboricultural Method Statement are both conditioned to ensure the retained trees are not impacted by the construction works. In addition, it is also recommended that a construction method statement be submitted for approval in relation to the footpaths beneath the preserved trees and general landscaping.

Ecology and environment

- 8.25 The applicant submitted a Preliminary Ecological Appraisal as part of their proposal. It is recommended that a presence / likely absence survey be undertaken in relation to bats due to one of the buildings being classified as having moderate potential to support roosting bats and reptiles as the scrub is considered to have potential to support reptiles.

- 8.26 The applicants have undertaken further analysis of the ecological status of the application site and have submitted a Bat Emergence / Re-entry Surveys & Reptile Survey. This survey found that both bats and reptiles are likely absent from the application site and therefore no compensation measures or licensing requirements are considered necessary. However, a number of recommendations to provide an ecological enhancement in respect of bats and reptiles are suggested and it is considered appropriate to secure these via condition.
- 8.27 The ecological assessment did find a large number of amphibians throughout the site and in particular within the abandoned swimming pool. It is considered that given the highly urbanised environment the amphibian population may be locally important and therefore it is recommended that all amphibians within the abandoned swimming pool should be translocated to the newly created pond(s) at the same time as the water and plants are translocated. It is considered this and the creation of a new pond can be secured via condition.

Surface water flood risk

- 8.28 The applicant has submitted a Flood Risk Assessment and SUDS Report as part of their proposal. London Plan Policy 5.13 states that development should utilise sustainable urban drainage systems (SUDS) unless there are practical reasons for not doing so, and should aim to achieve greenfield run-off rates and ensure that surface water run-off is managed as close to its source as possible in line with the drainage hierarchy in the London Plan.
- 8.30 The Lead Local Flood Authority have reviewed the information submitted by the applicants on their approach to deal with the surface water run off generated by this development and consider it an acceptable approach subject to further detail being submitted prior to the commencement of development. A condition is recommended.

Conclusions

- 8.31 The recommendation is to grant planning permission.
- 8.32 All other relevant policies and considerations, including equalities, have been taken into account.



PART 6: Planning Applications for Decision

Item 6.2

1. APPLICATION DETAILS

Ref: [17/03542/FUL](#) (*link to associated documents on Planning Register*)
Location: 98 Hyde Road, South Croydon, CR2 9NQ
Ward: Sanderstead
Description: Demolition of existing building, erection of two storey building with basement and accommodation in roof space comprising of 2 x one bedroom and 6 x two bedroom flats. Formation of vehicular access and 8 parking spaces, cycle and refuse storage
Drawing Nos: BX05-S2-101A, BX05-S2-102, BX05-S2-103A, BX05-S2-104A, BX05-S2-105, BX05-S2-106A, BX05-S2-107A, BX05-S2-108, BX05-S2-109A, Design & Access Statement, Detailed Design Review, Surface Water and SuDs Assessment Rev0, Internal Daylight Factor Report, BS5837 Arboricultural Report 22nd September 2017
Applicant: Mr Rafael Porzycki
Case Officer: Louise Tucker

- 1.1 This application is being reported to committee because the Ward Councillor (Cllr Lynne Hale) and a Resident Association (Riddlesdown Residents' Association) made representations in accordance with the Committee Consideration Criteria and requested committee consideration. Furthermore, objections above the threshold in the Committee Consideration Criteria have been received. The Chair of Planning Committee (Cllr Paul Scott) in accordance with the Committee Consideration Criteria also requested committee consideration.

2 SUMMARY OF KEY REASONS FOR RECOMMENDATION

- 2.1 Planning permission has previously been granted for a similar flatted development on the site. The development would provide additional housing and would not adversely impact the appearance of the street-scene, nor the residential amenities of the adjoining occupiers. The proposed development would provide an acceptable living environment and would also have an acceptable impact on parking and highway conditions.

3 RECOMMENDATION

- 3.1 That the Committee resolve to GRANT planning permission.
- 3.2 That the Director of Planning and Strategic Transport is delegated authority to issues the planning permission and impose conditions and informatives to secure the following matters:

Conditions

- (1) In accordance with approval drawings
- (2) Tree protection measures stated in Arboricultural Method Statement/Tree Protection Plan to be installed prior to any demolition/construction works
- (3) Materials to be submitted for approval
- (4) No additional windows to be inserted in either of the flank elevations other than as specified
- (5) No use of flat roof as terrace or any other form of sitting out area
- (6) Finished floor levels to be provided prior to commencement of development – including building, communal garden areas, refuse and cycle storage and car parking area
- (7) Details to be provided –
 - Hard and soft landscaping – including species/size
 - Boundary treatment – including private amenity space enclosures and retaining walls
 - Disabled parking
 - Electric vehicle charging points
 - Details of roof lights
- (8) Demolition and construction method statement
- (9) In accordance with recommendations of SUDs assessment; Submission and approved of Sustainable Drainage Strategy for the site/development
- (10) 19% reduction in carbon emissions
- (11) 110 litre water consumption target
- (12) Parking to be provided before the buildings are occupied
- (13) Any other planning condition(s) considered necessary by the Director of Planning and Strategic Transport

Informatives

- 1) Removal of Site Notices
- 2) Community Infrastructure Levy
- 3) Refuse storage requirements – bin numbers
- 4) Code of Practice regarding small construction sites
- 5) Demolition and construction method statement – link to guidance document
- 6) Highways works to be made at developer's expense
- 3) Any other informative(s) considered necessary by the Director of Planning and Strategic Transport

4 PROPOSAL AND LOCATION DETAILS

Proposal

4.1 Full planning permission is sought for:

- Demolition of the existing dwelling

- Erection of a building comprising 8 flats (6 x two bedroom, 2 x one bedroom units)
- The proposed building footprint would be a maximum of 13.1m in width and 16.8m in depth (including the front and rear gables), and would be 8.4m in height (to the top of the flat section of the pitched roof).
- A new vehicular access would be created
- Rear parking area providing 8 off-street parking spaces (one for each unit), 8 cycle parking spaces and refuse store

4.2 Planning permission has previously been granted for the demolition of the existing building and the erection of a building with provision of a rear parking area (see paragraph 4.5 below). The physical scale, form and massing of would be largely the same as this previously approved scheme, other than the addition of a small flat roofed ground/lower ground floor rear projection. The private amenity area serving the lower ground floor units has been set back further into the site as a result, with land levels graded towards the rear. The number of flats has been increased by 1 unit (from 7 to 8 flats) with an associated increase of 1 car and 1 cycle parking space at the rear. The mix of units has also changed, with 6 x two bedroom and 2 x one bedroom units proposed instead of the 7 x two bedroom units previously granted.

Site and Surroundings

4.3 The application site is located on the northern side of Hyde Road at its junction with Copthorne Rise and is currently occupied by a two storey detached house which has previously been extended. As with all houses in Hyde Road, the existing property is situated in an elevated position, in recognition of the rising land levels (rising south to north). The existing property has a rear garage situated close to the boundary with 20 Copthorne Rise, with generally level access into the garage off Copthorne Rise. The wider surrounding area is mainly residential in character, comprising detached and semi-detached properties.

4.4 The site falls within an area at high risk from surface water flooding.

Planning History

4.5 16/05057/FUL – Planning permission was granted in February 2017 for the demolition of existing dwelling; erection of a building with lower ground floor and accommodation in roofspace comprising 7 two bedroom apartments; formation of revised vehicular access and provision of associated parking spaces, bicycle storage and refuse store. This scheme has yet to be implemented.

5 CONSULTATION RESPONSE

5.1 The views of the Planning Service are expressed in the Material Planning Considerations section below.

6 LOCAL REPRESENTATION

6.1 The application was advertised by site notices in Hyde Road, Copthorne Rise and Westfield Avenue. 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: 21 Objecting: 20 Supporting: 1

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

Objections

- Overdevelopment of the site
- Out of character with the area
- Impact on highway safety
- Inadequate parking provision
- Harm to residential amenities – loss of light, outlook, privacy, additional noise and disturbance from flats
- Impact on trees
- Obtrusive by design
- Local infrastructure won't cope with additional residents
- Noise and disturbance from construction
- Sets precedent for further flats in the road
- Increased density
- Impact on flood risk
- Poor access for disabled users

6.5 The following issues were raised in representations that are not material to the determination of the application but are addressed below:

- Harm caused to the Green Belt [OFFICER COMMENT: The application site is not designated as Metropolitan Green Belt]
- There are inaccuracies in the submitted design and access statement [OFFICER COMMENT: This is noted; consideration of the application by officers is informed by a number of methods including a site visit, mapping systems, scrutiny of policies etc. not solely from the design and access statement]
- Loss of view [OFFICER COMMENT: This is not a material planning consideration]
- Devaluation of neighbouring properties [OFFICER COMMENT: This is not a material planning consideration]
- Risk of ground disturbance/subsidence [OFFICER COMMENT: This is not a material planning consideration]

- Party wall issues [OFFICER COMMENT: This is not a material planning consideration]

6.6 The following procedural issues were raised in representations, which are addressed below:

- Application is pre-determined so there is no point consulting neighbours [OFFICER COMMENT: This is inaccurate]
- Objections for planning applications are not taken notice of [OFFICER COMMENT: This is inaccurate]
- Council officials should visit the site as part of any application [OFFICER COMMENT: Officers undertake site visits for all planning applications]
- Decision will be made on political grounds [OFFICER COMMENT: This is not a material consideration]

7 MATERIAL PLANNING CONSIDERATIONS

7.1 The main planning issues raised by the application that the Planning Committee is required to consider are:

- 1) The principle of development
- 2) The design and appearance of the development and its effect upon the character and appearance of the area
- 3) The impact of the development upon the residential amenities of the adjoining occupiers
- 4) The living conditions of future occupiers
- 5) Parking and highways
- 6) Trees and landscaping
- 7) Other planning matters

Principle of Development

7.2 Chapter 6 of the National Planning Policy Framework (NPPF) indicates that housing applications should be considered in the context of a presumption in favour of sustainable development and that it is the role of local planning authorities to deliver a wide choice of high quality homes, widen opportunities for home ownership and create sustainable, inclusive and mixed communities. Policy 3.3 of the London Plan 2011 (as amended) recognises the pressing need for more homes in London and Policy 3.8 states that Londoners should have a genuine choice of homes which meet their requirements for different sizes and types of dwellings in the highest quality environments. Policy H2 of the Croydon Plan (2006) Saved Policies 2013 permits housing development within built up areas provided that the development does not conflict with the aims of protecting the character of residential areas and there is no loss of other protected uses. Policy SP2.1 of the Croydon Local Plan: Strategic Policies (2013) states that 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 development of new homes, provided applications for residential development meet the requirements of Policy SP2 and other applicable policies of the development plan.

- 7.3 The principle of the demolition of the existing building and the erection of a building for provision of flats has already been established with reference to the previous grant of planning permission. There has been no change in policy since the previous consent which would alter the approach adopted at the time. Therefore the principle of development is acceptable. Detailed consideration of the other material planning considerations is given below.

The Impact on the Character and Appearance of the Area

- 7.4 Policy 3.5 of the London Plan 2011 (consolidated with amendments since 2011) requires housing development to be of the highest quality. London Plan Policies 7.1, 7.4, 7.5 and 7.6 state that development should have regard to the character of the area, and that architecture should make a positive contribution to the public realm and streetscape. Policies SP4.1 and SP4.2 of the Croydon Local Plan: Strategic Policies (2013) (CLP) reiterate this and state that development should be of high quality design, enhance Croydon's varied character and be informed by the Places of Croydon. Furthermore, the relevant Croydon Replacement Unitary Development Plan (The Croydon Plan 2006) Saved Policies 2013 (the UDP) include UD2 which covers "the layout and siting of new development" and UD3 which covers "the scale and design of new buildings". Policy UD13 states that "car and cycle parking must be designed as an integral part of a scheme and not be allowed to dominate or determine the urban form". Policy UD15 seeks to safeguard the street scene and neighbouring occupiers in respect of the siting and appearance of refuse facilities.
- 7.5 As stated above, planning permission has already been granted for the demolition of the existing building and the erection of a building with provision of a rear parking area. The physical scale, form and massing of the building would be largely the same, apart from the addition of a small flat roofed ground/lower ground floor rear projection. The private amenity area serving the lower ground floor level of the two rear duplex units would be set back further into the site as a consequence, with land levels graded towards the rear. The amendments (compared to the previously consented scheme) would result in an additional units (from 7 to 8 flats) with an associated increase of 1 car and 1 cycle parking space located towards the rear of the site. The mix of units has also changed, with 6x2 bedroom and 2x1 bed units proposed (compared to the previously consented 7x2 bedroom units).
- 7.6 Given the changes in land levels and landscaping, the introduction of the flat roofed rear projection would not be prominent in views from Copthorne Rise and would not be visible from the Hyde Road streetscene. Its inclusion would not significantly increase the massing of the building to an unacceptable degree. The increase in hardstanding would only be to accommodate an additional parking space to the rear of the parking area as approved which would similarly have minimal additional impact in character terms. This would be a similar situation for the additional cycle

store, which would be adjacent to the approved cycle parking area resulting in minimal visual impact to that already approved. The addition of one residential unit to that already consented would not significantly increase the residential density in this suburban location to a degree that would result in a refusal of planning permission.

- 7.7 The site is located on sloping land that rises fairly steeply towards the far end of the rear garden. It is acknowledged that a large degree of land would need to be excavated to allow for the garden area to be a truly useable space and for a level car parking area to be provided. As was considered previously, it is acknowledged that excavation and land level changes would be required, given the steep land slope towards the rear of the site. As before, it is therefore recommended that a planning condition be imposed in relation to finished floor levels for the main building, communal garden areas, refuse and cycle storage structures and the car parking surface. Furthermore, details of any retaining walls should be included as part of a boundary treatment condition. Subject to the imposition of these planning conditions, it is not considered the development would have an acceptable impact on the character and appearance of the area.

The Residential Amenities of the Adjoining Occupiers

- 7.8 The London Plan (consolidated with amendments since 2011) Policy 7.6 states that amongst others that development should “not cause unacceptable harm to the amenity of surrounding land and buildings, particularly residential buildings, in relation to privacy, overshadowing, wind and microclimate”. Policy UD8 of the Croydon UDP concerns “privacy and amenity of occupiers of surrounding buildings ensuring that both new and existing occupiers are protected from undue visual intrusion and loss of privacy...and will have regard to the “maintenance of sunlight or daylight amenities for occupiers of adjacent properties”. Policy EP1 of the Croydon UDP concerns development which may be liable to cause or be affected by pollution.
- 7.9 As noted earlier in the report, a development of a similar scale and with a similar relationship to the neighbouring properties has already been accepted, following the previous grant of planning permission (LBC Ref 16/05057/FUL). However the impact of the changes made, including the added rear projection, requires consideration. The main neighbouring properties that would be affected would be the adjacent house at 96 Hyde Road and the bungalow to the rear at 20 Copthorne Rise.
- 7.10 The corner of the proposed development, nearest to 96 Hyde Road, would project 4 metres (at two storeys) with the further 1.7 metre ground floor projection beyond the rear building line of this house. However in view of the 6 metre separation distance between the proposed building and this neighbouring property, this set back is considered acceptable, with rear facing windows continuing to enjoy acceptable outlook and north facing daylight. Whilst there are four existing side windows positioned in the west facing flank elevation to this neighbouring property,

two of these windows are obscure glazed and the other windows appearing to serve a landing area/hallway. Given that the rear garden of the properties along this section of Hyde Road are northwards facing, there would also be no objections in terms of significant loss of daylight and sunlight.

- 7.11 There would not be any side windows on the proposed development facing towards 96 Hyde Road, with the exception of 4 roof lights and a ground floor side window to a double bedroom. However, given the angle of these windows on the roof slope and the presence of existing boundary treatments, it is considered that any overlooking would be minimal. It is recommended that a planning condition be imposed to restrict use of the flat roof of the ground floor rear addition as a sitting out area.
- 7.13 As regards 20 Copthorne Rise, the proposed rear car park (which would be the main impact) would be positioned at a lower ground level and would be largely screened by planting. Whilst additional vehicle movements might well be noticeable (in terms of increased comings and goings and the associated noise and headlights after dark) the overall effect would not be significant enough to warrant refusal of planning permission.
- 7.14 The scheme would provide an additional 7 units on the site. The site is within an established residential location and the building is replacing a large 4 bedroom detached dwelling. Six of the units are two bedroom 3 person units and would be suitably sized for a small family (potentially two adults and a child). It is not considered the provision of flats on the site would result in additional material harm through noise and disturbance to neighbouring occupiers which would be sufficient to refuse planning permission.
- 7.15 For the above reasons, it is considered the impact on the residential amenities of neighbouring properties is acceptable and in accordance with policy EP1, UD8 and SPD2.

Living Conditions of Future Occupiers

- 7.16 The Nationally Space Standards (NDSS) prescribe minimum technical requirements for new dwellings, including minimum space standards for proposed dwellings. With regard to amenity space, the London Housing SPG states that a minimum of 5sqm of private outdoor space should be provided for 1 person dwellings, increasing by 1m² per occupant and Croydon Plan Policy UD8 requires development proposals to provide residential amenity space that is considered as an integral part of the design of the overall development concept.
- 7.17 All units would comply with the minimum GIA requirements. The two duplex units would have access to a sunken patio area, Units 6 and 7 would have access to a small terrace (overlooking the rear garden) with all units having access to a sizeable rear communal garden.

7.18 In terms of accessibility, the units would be generously sized to allow adaptations if necessary. One of the spaces is capable for provision as a disabled car parking space. This can be dealt with through discharge of the relevant planning condition.

Parking and Highways

7.19 SP8.17 of the Croydon Local Plan: Strategic Policies seeks to ensure that there is an appropriate level of car parking. Policies T2 and T8 of the Croydon Plan concerns traffic generation and parking standards.

7.20 The site is located within an area with a PTAL rating of 2 which indicates a moderately poor level of accessibility to public transport links. 8 parking spaces (1 per unit) would be provided in a parking area at the rear, which would accord with the maximum car parking standards described in Appendix 2 of the Croydon UDP, and considering the poor PTAL rating this provision is considered acceptable. The parking layout, with the additional spaces would still allow for ample soft landscaping and communal amenity space to reflect the site's existing verdant character.

7.21 As was previously consented, the existing vehicular access off Copthorne Rise would be relocated further south to provide the entrance to the parking area. Given the location of an existing vehicle access point along Copthorne Rise, this is considered acceptable subject to details of visibility splays being submitted for approval and the car parking layout complying with highways standards. The applicant will be advised by way of a planning informative that any new or access improvements associated with the development would require agreement with the Council and the associated costs would be borne by the developer. Additionally, a condition is recommended to secure the submission of a demolition/construction logistics plan and further details relating to the cycle storage (including a manufacturer's specification).

Trees

7.22 Chapter 11 of the NPPF seeks to conserve and enhance the natural environment. Saved Croydon Plan Policy UD14 states that landscape design should be considered as an integral part of any development proposals. London Plan Policy 7.21 states that existing trees of value should be retained and any loss as a result of the development should be replaced following the principle of 'right place, right tree'.

7.23 Whilst there are a number of large trees along the side boundary of the site fronting Copthorne Rise, only 1 Sycamore tree is preserved under TPO 35, 2016, which is proposed to be retained. An arboricultural report has been submitted and subject to the imposition of a tree protection condition to ensure that trees are suitably protected prior to demolition and during the construction phase in accordance with this report, officers are satisfied that the proposed development would not overly effect the existing landscape treatment of the Copthorne Rise frontage.

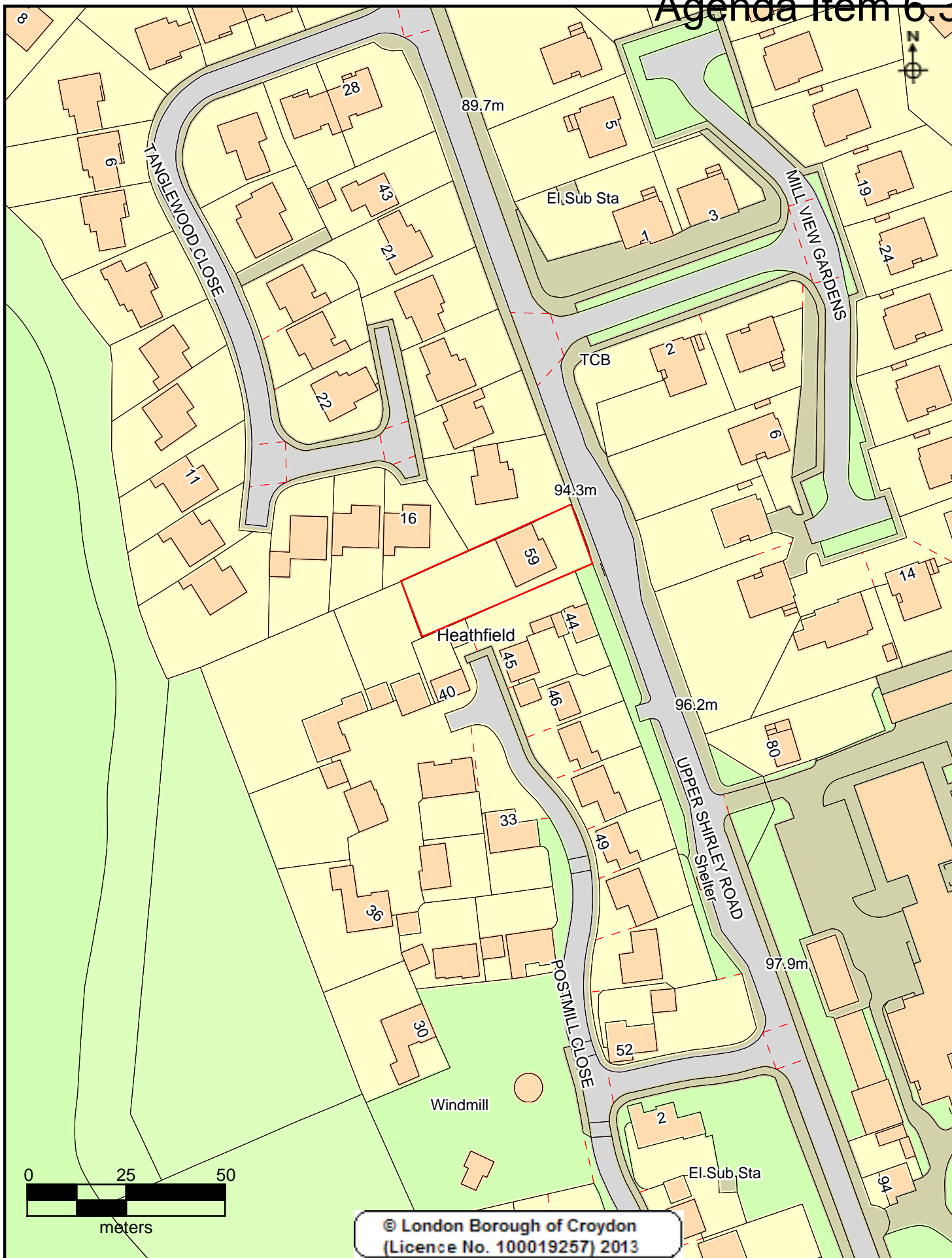
Other planning issues

- 7.24 The refuse storage area would be provided in the rear garden with access off the footpath. The applicant will be advised of the specific bin requirements by way of a planning informative.
- 7.25 It is recommended that a planning condition be imposed requiring a 19% reduction in CO2 emissions to be achieved and a target of 110 litres of water consumption per flat.
- 7.26 Whilst it is appreciated that there will be some noise during the construction process; this would be of a temporary nature. A planning informative is recommended to advise the applicant to follow the Council's "Code of Practice on the Control of Noise and Pollution from Construction Sites".
- 7.27 A condition is recommended to ensure the development is carried out in accordance with the submitted Surface Water and SUDs assessment, including the provision of water butts, permeable paving and infiltration tests to be carried out which can form a drainage strategy. This would make the development acceptable in terms of flood risk, given the site lies adjacent to an area at risk of surface water flooding.

Conclusions

- 7.28 All other relevant policies and considerations, including equalities, have been taken into account. Planning permission should be granted for the reasons set out above. The details of the decision are set out in the RECOMMENDATION.

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PART 6: Planning Applications for Decision

Item 6.3

1 APPLICATION DETAILS

Ref: [17/03889/FUL](#) (*link to associated documents on Planning Register*)
 Location: 59 Upper Shirley Road, Croydon, CR0 5HE
 Ward: Heathfield
 Description: Demolition of existing building and erection of two storey building with part basement and accommodation in roof space comprising of 1 x 1 bedroom, 5 x 2 bedroom and 1 x 3 bedroom flats. Formation of 7 car parking spaces, cycle and refuse stores
 Drawing Nos: BX-20-S1-101, BX-20-S1-102, BX-20-S1-103D, BX-20-S1-104D, BX-20-S1-105B, BX-20-S1-106B, BX-20-S1-107, BX-20-S1-108, BX-20-S1-109, BX-20-S1-110, BX-20-S1-111
 Agent: Mr Porzycki
 Case Officer: Dan Hyde

	1 bed	2 bed	3 bed	4 bed
Houses				
Flats	1	5	1	
Totals	1	5	1	
Number of car parking spaces		Number of cycle parking spaces		
7		14		

1.1 This application is being reported to Planning Committee because objections above the threshold in the Committee Consideration Criteria have been received. In addition, Ward Councillors (Cllr Margaret Mead, Cllr Jason Cummings and Cllr Andy Stranack) made representations in accordance with the Committee Consideration Criteria and requested Planning Committee Consideration.

2 RECOMMENDATION

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

Conditions

- 1) The works shall be carried out wholly in accordance with the submitted plans
- 2) The southern vehicle access to the site shall be sealed prior to the occupation of the development – with associated landscaping in place.
- 3) First floor windows in north west and south east elevations to be obscure glazed and non-opening below 1.7m from the floor it is installed
- 4) Landscaping to be completed prior to the end of the first planting season following completion of the development and maintained for a period of 5 years
- 5) Tree root protection zones
- 6) Visibility splays to be implemented prior to first occupation of the site and maintained thereafter

- 7) Provision of SUDs (including permeable paving, rain water harvesting)
- 8) Materials as specified in the application form
- 9) 19% Carbon Dioxide reduction
- 10) Water usage limit of 110 litres per person per day
- 11) Commence the development within 3 years of the date of this decision
- 12) Any other planning condition(s) considered necessary by the Director of Planning & Strategic Transport

Informatives

- 1) Community Infrastructure Levy
- 2) Any other informative(s) considered necessary by the Director of Planning & Strategic Transport
- 3) Protected Species

3 PROPOSAL AND LOCATION DETAILS

Proposal

3.1 The applicant seeks full planning permission for the:

- Demolition of existing building;
- Erection of 2 storey building providing 7 flats with accommodation in roof space and basement level (1x1 bed – 2 person, 5x2 bed – 3 person and 1x3 bed – 4 person);
- Construction of parking area to rear of site to accommodate 7 car parking spaces – equating to one car parking space per unit;
- Alterations to landscaping;
- Provision of associated cycle and refuse stores.

Site and Surroundings

- Residential in character;
- Properties that surround the site are mixed in character largely consisting of detached properties;
- Coloma Convent Girls School is to the south east of the site;
- The site is subject to Flood Risk from surface water 1 in 1000 year event and Upper Shirley Road is a London Distributor Road.
- PTAL of 2

Planning History

3.2 There is no relevant planning history on the site, however the following decisions in the vicinity of the site are of relevance to this proposal:

16/02491/P 114 Upper Shirley Road

Retention of demolition of existing building; erection of three storey building comprising 6 two bedroom flats; provision of associated car parking

Refused – Allowed on appeal

17/03277/FUL 1 Shirley Church Road

Demolition of existing building and erection of two storey building with accommodation on the roof level comprising 8 two bedroom and 1 three bedroom flats: provision of associated access, 10 parking spaces, cycle storage and refuse store

Approved

4 SUMMARY OF KEY REASONS FOR RECOMMENDATION

- The proposed development would contribute to the meeting of housing targets whilst re-providing a family sized unit (with access to a private rear garden) as part of the housing mix with a further 5 units being suitably sized to accommodate small family households.
- The proposal would not have a detrimental impact on the street scene given that the proposal would be screened by existing and proposed trees and takes design cues from the existing dwelling to be demolished.
- The proposal would accord with the Technical Housing Standards – Nationally Described Space Standards and would provide acceptable living conditions for future occupiers.
- The proposal would not prejudice highway safety or the parking situation in surrounding streets given the acceptable levels of parking that is proposed on site.
- There would be no significant harm to neighbouring properties and associated residential amenities, given location of windows and the relationship of the proposal to neighbouring dwellings on Postmill Close and Tanglewood Close. There would be adequate separation distances between the proposed development and surrounding properties, utilising the differing building orientations and vegetation on site.

5 CONSULTATION RESPONSE

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

6 LOCAL REPRESENTATION

- 6.1 The application has been publicised by way of one or more site notices displayed 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 were as follows:

No of individual responses: 34 Objecting: 33 Supporting: 1

Referral from Cllr Margaret Mead, Cllr Jason Cummings and Cllr Andy Stranack [objecting].

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:

- Overdevelopment of the site
- Detrimental impact to the neighbouring occupiers residential amenities
- Not in keeping with the surrounding area
- No need to for flats in this area
- Increase in traffic levels
- Noise and disturbance during construction
- Impact on flooding
- Infrastructure incapable of handling development
- Lack of provision for off street parking
- Unsuitable development for the area
- Unacceptable loss of garden space and wildlife habitats
- Increase in traffic on surrounding roads
- Impact on Local Area of Special Character
- Impact on trees/wildlife

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

- Impact on surrounding property values

OFFICER COMMENT: The loss of property values in surrounding properties are not a material 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 Consolidated London Plan 2015, the Croydon Local Plan: Strategic Policies 2013 (CLP1), the Croydon Replacement Unitary Development Plan 2006 Saved Policies 2013 (UDP) and the South London Waste Plan 2012.

7.2 Government Guidance is contained in the National Planning Policy Framework (NPPF), issued in March 2012. The NPPF sets out a presumption in favour of sustainable development, requiring that development which accords with an up-to-date local plan should be approved without delay. The NPPF identifies a number of key issues for the delivery of sustainable development, those most relevant to this case are:

- Requiring good design.
- Permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions

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

Consolidated London Plan 2015 (LP):

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

Croydon Local Plan: Strategic Policies 2013 (CLP1):

- SP1.2 Place Making
- SP2.1 Homes
- SP2.6 Quality and Standards
- SP4.1 & 4.2 Urban Design and Local Character
- SP6 Waste and Climate Change
- SP8.15 Parking

Croydon Replacement Unitary Development Plan 2006 Saved Policies 2013 (UDP):

- UD2 Layout and Siting of New Development
- UD3 Scale and Design of New Buildings
- UD8 Protecting residential amenity
- T8 Parking
- H2 Supply of New Housing

Supplementary Planning Guidance as follows:

- Technical Housing Standards – Nationally Described Space Standards

7.4 The Partial Review of Croydon Local Plan: Strategic Policies (CLP1.1) and the Croydon Local Plan: Detailed Policies and Proposals (CLP2) have been approved by Full Council on 5 December 2016 and was submitted to the Planning Inspectorate on behalf of the Secretary of State on 3 February 2017 and the examination took place in May/June this year. Policies which have not been objected to can be given some weight in the decision making process. However at this stage in the process no policies are considered to outweigh the adopted policies listed here to the extent that they would lead to a different recommendation.

8 MATERIAL PLANNING CONSIDERATIONS

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

1. Principle of development
2. Townscape and visual impact
3. Density of development and residential amenity
4. Amenities of future occupiers
5. Parking and cycle storage
6. Waste and refuse
7. Other Matters (Protected Species, Flooding and Landscaping/Trees)

Principle of Development

- 8.2 The principle of demolishing existing single family dwellings and constructing flats is established across the borough and is acceptable in principle. It is pertinent to note that there are properties/sites in use as flats (114 Upper Shirley Road and 1 Shirley Church Road) along with others with consent or under construction. The original dwelling is over 130m² in internal floor space and therefore does not result in the loss of a small family dwelling house.
- 8.3 The proposed development would provide flatted accommodation to a good standard – with the majority benefitting from external amenity space and all complying with the Technical Standards (relating to internal floorspace). As amended, it is proposed to accommodate a 3 bed 4 person unit as part of the development (one of the ground floor/basement duplex units with access to one of the rear garden areas) with the proposed 2 bed units being suitably sized to accommodate a small family (potentially two adults and a child).

Townscape and Visual Impact

- 8.4 The proposal would not have a detrimental impact on the townscape or have a visual impact on the street. The proposal has taken design cues from the existing building to be demolished, particularly the roof form where the front hipped feature has been reflected. Whilst the proposed building would occupy a larger footprint (compared to the existing) and would be somewhat higher and more prominent within the street-scene, spacing between existing properties would be maintained and the varied mix of development scale and form would continue to prevail.
- 8.5 The proposed building would not exceed the height of surrounding buildings and would be constructed from materials that would respect and enhance the surrounding buildings and street scene.

Density of Development and Residential Amenity

- 8.6 Representations have raised concern over the intensification of the site and overdevelopment. The site is a suburban setting with a PTAL rating of 2. With a site area of 0.07 ha, the proposed density would be 100 units/ha 300 habitable rooms/ha. Table 3.2 of the London Plan sets a density range of u/ha and hr/ha if between 50-95u/ha and 150-250hr/ha. Whilst this proposal would fall slightly outside this density range, the London Plan advises that density ranges should not be applied mechanistically. The range for a particular location is broad enabling account to be taken of other factors including local context, design and transport capacity which, where appropriate, can provide a tool for increased density in certain situations. It is considered that in view of the site's location, design, limited effects on neighbours, transport capacity and parking provision, the density would be acceptable. The proposal would therefore accord with London Plan requirements to optimise the potential of sites to provide additional housing.
- 8.7 The neighbouring occupiers that would be most affected by the scheme are those residing in Postmill Close and Tanglewood Close (to the north and south of the site). The occupiers (to the south) most affected by the proposals are 44 and 45 Postmill Close. These properties have secondary side facing windows (in the case of 45 Postmill Close) and a secondary front facing window (in the case of 44 Postmill Close). It is understood that these windows do not provide the main outlook from these two properties and therefore an impact on outlook is not considered to

significantly harm the occupier's residential amenities. In addition, the side windows facing these properties would be obscure glazed, or high level velux windows which would limit overlooking to an acceptable degree.

- 8.8 The neighbouring occupiers to the north of the site (Tanglewood Close) would be well separated from the development and would have side facing windows looking towards the proposed development, which similar to the southern elevation would consist of obscure glazed windows and high level velux windows. Therefore, there would be no significant impact on the neighbouring occupiers in terms of overlooking or loss of outlook.
- 8.9 During the winter months there will be some overshadowing from the proposal (from the south) towards the occupiers to the north. However, given the current situation with the existing trees and the current dwelling that is on the site, this current situation would not be worsened to detrimentally harm the neighbouring occupiers residential amenities.

Amenities of Future Occupiers

- 8.10 All of the proposed flats would be over the National Space Standards prescribed for 1, 2 and 3 bed units (including duplex units). All units would be dual aspect allowing for acceptable levels of light into proposed units.
- 8.11 All units would have a private amenity space, either a private garden (units 2 & 7) or a balcony/veranda (units 3, 4, 5 & 6). The only unit that would not have a private amenity space is would be Unit 1. However, given the space to the front of this unit that could be used as a form of amenity space, it is considered that this arrangement would be acceptable and would result in an acceptable amenity for the future occupiers.

Parking and Cycle Storage

- 8.12 The Public Transport Accessibility Level for the site is 2, which is considered poor, with the site being in short walking distance of bus services. In view of the size of the units – suitably sized for either couples or small families, it is considered that a 1-1 parking provision would be acceptable in this case.
- 8.13 The applicant has provided visibility splays ensuring that when exiting the site, it would be possible to have clear unobstructed views which could be retained on site thereafter. It would be possible to turn on site in order to be able to exit the site in forward gear and the closure of one of the existing access points onto Upper Shirley Road would be controlled through use of a planning condition.
- 8.14 Whilst the scheme will inevitably result in more vehicles accessing the site (off Upper Shirley Road) the additional manoeuvres would be very limited and highway safety would not be compromised, especially with the closure of one of the existing access points.

Waste and Refuse

- 8.15 The proposed bin store has been incorporated into the mass of the building, which would allow for sufficient space to provide the requisite recycling and waste bins. In addition, the bin store would be covered and secure to avoid attracting vermin and

would be in compliance with the drag distance required by the Council's Waste Collection Services.

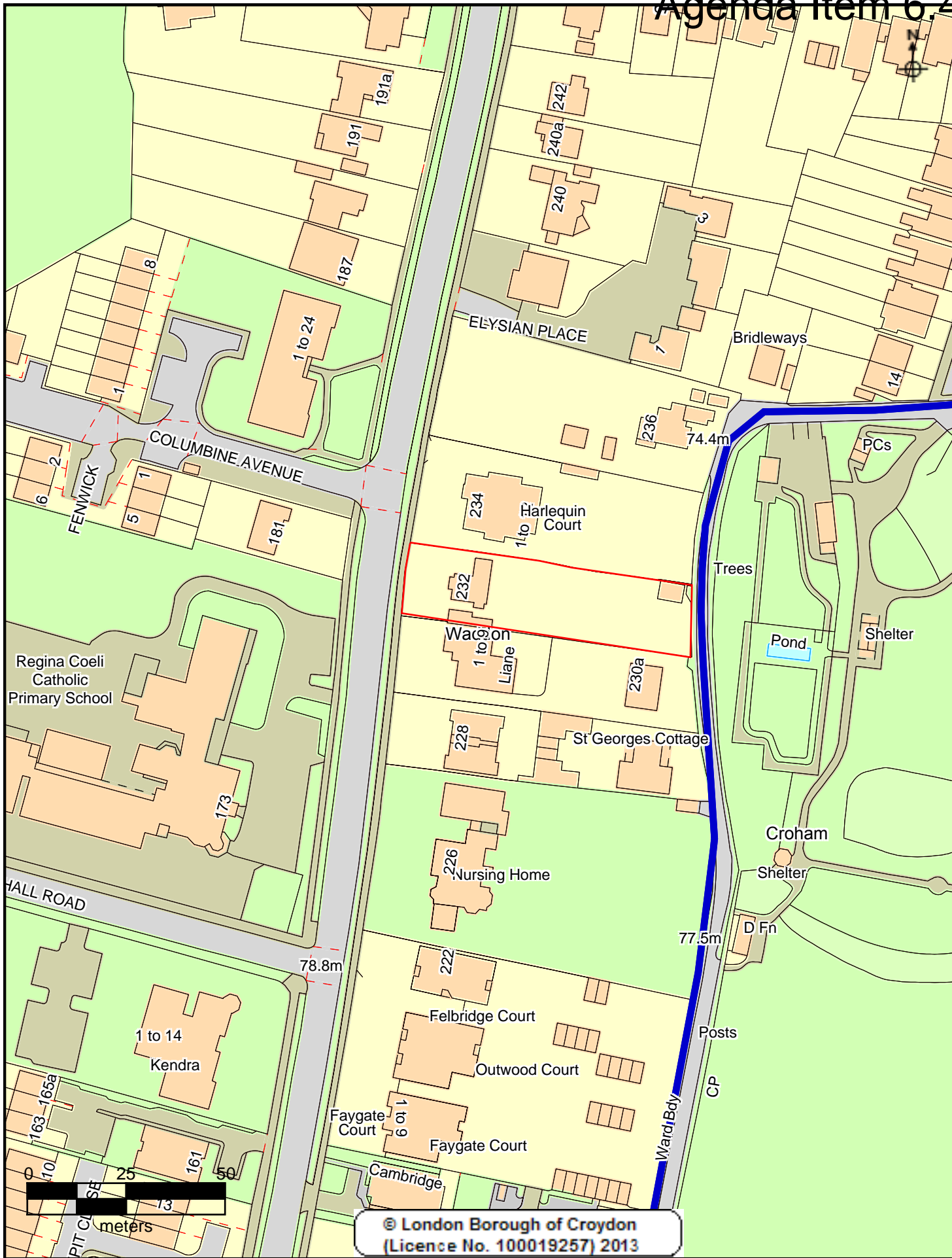
Other Matters

- 8.16 There is no evidence of any protected species on the site – although it is recommended that an informative be attached to any grant of planning permission alerting the applicant to issues associated with protected species and processes covered by other legislative provisions.
- 8.17 The site is at risk of surface water flooding – and it is considered necessary for a SUDs scheme to be incorporated as part of these proposals – especially in view of the increased level of hard surfacing being proposed. This will need to be secured and controlled through use of a planning condition.
- 8.18 The application as accompanied by a detailed tree assessment which concluded that there is limited landscaping constraints on site to restrict the potential for redevelopment. All trees on site are Category C trees and there is scope to impose root protection zones in the vicinity of more valued landscaping assets found in neighbouring gardens. This would be secured through the use of a further planning condition.

Conclusions

- 8.19 All other relevant policies and considerations, including equalities, have been taken into account. Planning permission should be granted for the reasons set out above. The details of the decision are set out in the RECOMMENDATION.

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PART 6: Planning Applications for Decision

Item 6.4

1 SUMMARY OF APPLICATION DETAILS

Ref: [17/04484/FUL](#) (*link to associated documents on Planning Register*)
 Location: 232 Pampisford Road, South Croydon, CR2 6DB
 Ward: Purley
 Description: Demolition of existing dwelling and erection of three storey building comprising 7 two bedroom flats and 2 three bedroom detached houses at rear; formation of vehicular access and provision of associated parking, bicycle and refuse storage facilities
 Drawing Nos: 130, 100 REV A, 101 REV A, 102 REV B, 110 REV B, 111 REV B, 112 REV B, 113 REV A, 114 REV A, 115 REV A, 116 REV A, 118 REV A, 117 REV A, 120 REV B, 102 REV B, 124 REV A, 121 REV B, 122 REV A, 123 REV A and the Location Plan
 Applicant: Mr P Owen
 Agent: Mr R Ibbett
 Case Officer: Georgina Betts

	1 bed	2 bed	3 bed
Flats		7 (2b 4p)	
Houses			2 (3b 5p)

Number of car parking spaces	Number of cycle parking spaces
9	11

1.1 This application is being reported to Planning Committee because a petition was received in accordance with the Committee Consideration Criteria.

2 RECOMMENDATION

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

Conditions

- 1. In accordance with the approved plans
- 2. Details of parking arrangements, vehicular turning area, vehicular access and egress, garden and communal areas be provided as specified within the application
- 3. Details of the security lighting, visibility splays, screening to balconies, refuse and cycle stores, disabled parking bay and electric vehicle charging points (incl. passive bays) to be submitted and approved.
- 4. Compliance with condition 3 before occupation

5. The second existing access to be closed
6. Window restrictions in northern and southern elevations
7. Scheme of archaeological investigation to be submitted and approved
8. Samples of the external facing materials to be submitted and approved
9. Hard and soft landscaping details to be submitted and approved
10. Details of SuDS to be submitted to and approved
11. Refuse management plan to be submitted and approved
12. In accordance with the tree protection plan
13. Water usage and Carbon Dioxide emission reduction
14. Removal of permitted development rights for the detached dwellings at the rear.
15. Construction Logistics Plan/Management Statement to be submitted and approved
16. Works to commence within 3 years
17. 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) Archaeological scope of the written scheme of investigation
 - 4) Any other informative(s) considered necessary by the Director of Planning and Strategic Transport
- 2.3 That the Planning Committee confirms that adequate provision has been made, by the imposition of conditions, for the preservation or planting of trees as required by Section 197 of the Town and Country Planning Act 1990.

3 PROPOSAL AND LOCATION DETAILS

Proposal

- 3.1 The applicant seeks full planning permission for the following:
- Demolition of the existing building
 - Erection of a three storey building with accommodation in roofspace comprising 7x two bed apartments
 - Erection of 2x detached three bedroom houses at the rear
 - Provision of 9 car parking spaces
 - Associated hard and soft landscaping
 - Provision of 11 cycle spaces and refuse stores

Site and Surroundings

- 3.2 The site is rectangular in form and is currently occupied by a two storey detached property sited adjacent to two flatted developments at 230 and 234 Pampisford Road. The host property is of no strong architectural merit sited 11.5 metres from the adjacent highway with a rear garden depth of 49 metres.

- 3.3 The wider area comprises of semi-detached house and detached flatted blocks, with the application property being one of the last surviving houses in this stretch of Pampisford Road. As such the surrounding area has a varied character with differing architectural styles and materiality. Immediately to the south at the rear of 230 and 228 Pampisford Road lie two detached properties demonstrating that back garden development forms a characteristic of this part of the borough. These properties vary in scale and massing, being two stories in height but with one executed as a dormer bungalow.
- 3.4 The site lies within an Archaeological Priority Zone, an area at risk of surface water flooding and is adjacent to a site of nature conservation area importance and a locally listed historic park and garden. Pampisford Road is classified as a Local Distributor Road as identified by the Croydon Plan.
- 3.6 The adjoining property to the north at 234 Pampisford Road is subject to a Tree Preservation Order (TPO: 13, 1995).

Planning History

- 3.6 The following planning decisions are relevant to the application:

232 Pampisford Road

14/03796P Conversion to form 2 two bedroom flats; erection of single storey side extension and rear conservatory

[Granted but not implemented]

4 SUMMARY OF KEY REASONS FOR RECOMMENDATION

- The principle of the development is acceptable
- The design and appearance of the development is appropriate for the location on Pampisford Road
- The living conditions of adjoining occupiers would be protected
- The living standards of future occupiers are satisfactory
- The highway impact upon Pampisford Road is acceptable
- Sustainability and flooding aspects can be controlled by condition

5 CONSULTATION RESPONSE

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

6 LOCAL REPRESENTATION

- 6.1 The application has been publicised by way of one or more site notices displayed 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 were as follows:

No of individual responses: 5 Objecting: 4 Supporting: 0 Petition: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:

Objections:

- General noise and disturbance
- Not in keeping with the character of the area
- Over development
- Impact on highways/traffic generation/parking stress
- Pollution and traffic
- Harm to neighbouring amenity
- Loss of trees/habitat

7 RELEVANT PLANNING POLICIES AND GUIDANCE

7.1 In determining any planning application, the Council is required to have regard to the provisions of its Development Plan so far as is material to the application and to any other material considerations and the determination shall be made in accordance with the plan unless material considerations indicate otherwise. The Council's adopted Development Plan consists of the Consolidated London Plan 2015, the Croydon Local Plan: Strategic Policies 2013 (CLP1), the Croydon Replacement Unitary Development Plan 2006 Saved Policies 2013 (UDP) and the South London Waste Plan 2012.

7.2 Government Guidance is contained in the National Planning Policy Framework (NPPF), issued in March 2012. 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:

- 3.3 Increasing housing supply
- 3.4 Optimising housing potential
- 3.5 Quality and design of housing developments
- 3.8 Housing choice
- 5.1 Climate change mitigation
- 5.2 Minimising carbon dioxide emissions
- 5.3 Sustainable design and construction
- 5.12 Flood risk management
- 5.13 Sustainable drainage
- 5.16 Waste net self sufficiency

- 6.3 Assessing effects of development on transport capacity
- 6.9 Cycling
- 6.13 Parking
- 7.2 An inclusive environment
- 7.3 Designing out crime
- 7.4 Local character
- 7.6 Architecture
- 7.21 Woodlands and trees

7.4 Croydon Local Plan: Strategic Policies 2013 (CLP1):

- SP1.1 Sustainable development
- SP1.2 Place making
- SP2.1 Homes
- SP2.2 Quantities and location
- SP2.6 Quality and standards
- SP4.1 and SP4.2 Urban design and local character
- SP4.11 regarding character
- SP6.1 Environment and climate change
- SP6.2 Energy and carbon dioxide reduction
- SP6.3 Sustainable design and construction
- SP6.4 Flooding, urban blue corridors and water management
- SP8.6 and SP8.7 Sustainable travel choice
- SP8.12 Motor vehicle transportation
- SP8.17 Parking

7.5 Croydon Replacement Unitary Development Plan 2006 Saved Policies 2013 (UDP):

- UD2 Layout and siting of new development
- UD3 Scale and design of new buildings
- UD6 Safety and security
- UD7 Inclusive design
- UD8 Protecting residential amenity
- UD13 Parking design and layout
- UD14 Landscape design
- UD15 Refuse and recycling storage
- NC4 Woodlands, trees and hedgerows
- T2 Traffic generation from development
- T4 Cycling
- T8 parking
- H2 Supply of new housing

7.6 There is relevant Supplementary Planning Guidance as follows:

- London Housing SPG March 2016

- 7.7 The Partial Review of Croydon Local Plan: Strategic Policies (CLP1.1) and the Croydon Local Plan: Detailed Policies and Proposals (CLP2) was approved by Full Council on 5th December 2016 and was submitted to the Planning Inspectorate on behalf of the Secretary of State on 3rd February 2017. The examination in public took place between 16th May and 31st May 2017. Main modifications have been received from the Planning Inspector and the Council are consulting on these modification during the period 29th August – 10th October 2017.
- 7.8 According to paragraph 216 of the NPPF, relevant policies in emerging plans may be accorded weight following publication, but with the weight to be given to them is dependent on, among other matters, their stage of preparation. Now that the main modifications to CLP1.1 and CLP2 have been published for consultation, there are certain policies contained within these plans that are not subject to any modifications and significant weight may be afforded to them on the basis that they will be unchanged when CLP1.1 and CLP2 are adopted.

8 MATERIAL PLANNING CONSIDERATIONS

- 8.1 The main planning issues raised by the application that the committee must consider are:
1. Principle of development
 2. Townscape and visual impact
 3. Housing quality for future occupiers
 4. Residential amenity for neighbours
 5. Transport
 6. Sustainability
 7. Trees
 8. Ecology

Principle of development

- 8.2 The application site lies within an established residential area which comprises a mix of flatted and single dwelling development. The principle of the development is acceptable subject to further considerations listed below.

Townscape and visual impact

- 8.3 The two storey massing (with accommodation in roof space) of the development seeks to respect the street scene by ensuring that there is no projection above the established ridge line. The proportions and architectural detailing of both the frontage and rear buildings are consistent, respecting the varied character of neighbouring buildings. The building sits comfortably within its plots with adequate spacing to both side boundaries while a proportion of communal space would be provided to the front and rear of the site.
- 8.4 The detailed design of the building picks up on key 'Waddon Characteristics' such as cill and header detailing, render and timber. The building has a distinct architectural difference to the buildings either side of the site creating visual interest within the street scene. The development optimises a rearward

projecting two storey element providing a split level unit which is well articulated with the main mass of the building.

- 8.5 The detailed single dwellings to the rear are of a smaller scale but of a similar architectural design as the main block. This approach not only respects the character of the area as outlined above but ensures architectural continuity across the site.
- 8.6 The overall scale, massing and design is considered appropriate in respect of the above policies and would respect the character and appearance of the surrounding area.

Housing quality for future occupiers

- 8.7 The layout, including the outlook from each unit would be acceptable while it is acknowledged that this development would contribute to the much needed supply of family units across the borough. All flats would have access to private amenity space in the form of a patio or balcony and there would be a communal amenity area to the rear. The detached dwellings to the rear would have a private rear garden as with neighbouring developments. Adequate provision has been made for communal and private amenity space along with suitable flat and room sizes, which will meet the needs of future residential occupiers and as such would comply with the above policies.

Residential amenity for neighbours

- 8.8 The existing detached property is enclosed by two flatted developments. It is noted that the proposed development is deeper than its immediate neighbours. However this is restricted to the central two storey element with separation distances of 5.8/12.8 metres to 230 Pampisford Road and 13.8 metres to 234 Pampisford Road.
- 8.9 The central element is a lower height with adequate vegetation retained (where possible) along both side boundaries. This would be supplemented with additional planting. The main two/three storey mass would not project beyond the rear of 234 Pampisford Road while a 1.6 metre projection beyond 230 Pampisford Road would exist. Given the siting of the main bulk, the centralisation of the lower height two storey element and separation distances the flatted development is not considered to harm the residential amenities of the adjoining occupiers. No sole habitable room windows are placed in either flank walls of 230 and 234 Pampisford Road. The siting of habitable windows in the flank wall of the development are acceptable due to the solely non-habitable room windows in the flank walls of both neighbouring developments.
- 8.10 The detached dwellings at the rear would be sited approximately 25.1 to 32.4 metres from that of 230 and 234 Pampisford Road as such is not considered to give rise to visual intrusion or result in a loss of privacy. 21.8 metres would exist between the central two storey core and that of the detached dwellings to the rear, which is acceptable.

Transport

- 8.11 The subject site is in an area with a PTAL accessibility rating of 1b (on a scale of 1a - 6b, where 6b is the most accessible), as indicated on maps produced by TfL. The site is therefore considered to have poor access to public transport links. However regular bus routes are in operation along Pampisford Road.
- 8.12 Provision has been made for 9 on-site parking spaces and the site is capable of providing one disabled space (controlled by condition). Provision is also made for on site for cycle storage. Given the type of accommodation proposed and the need to encourage sustainable transport choice the level of parking proposed is considered acceptable. The cycle storage currently depicted falls short of London Plan Standards however such matters can be secured via condition.
- 8.13 The applicant has demonstrated that the proposed access would be safe and efficient with a minimum width of 3 metres and as such it is recommended that such matters are conditioned as part of any approval. Pedestrian visibility splays can be secured via Condition.
- 8.14 Refuse collection would be via Pampisford Road as with other neighbouring developments. Such matters could be secured via condition as part of a waste management plan. Any refuse areas should be sited within 20 metres of the highway and should be enclosed and secure. Given the overall size of the site this can be accommodated however such details would be secured through condition.

Sustainability

- 8.15 CLP: SP Policy SP6.3 (Sustainable design and construction) requires all new build housing to achieve Code for Sustainable Homes Level 4 *or equivalent*. As such it is recommended that a condition is attached requiring the applicant to achieve a 19% reduction in CO2 emissions while ensuring that water consumption does not exceed 110L per head per day.

Trees

- 8.16 No trees of merit would be removed to accommodate the development while the site is capable of providing a meaningful landscaping scheme. The protected tree on the adjacent site would be adequately protected as part of the development and the Council Trees Officer has raised no concerns in this respect. It is recommended that the tree protection plan is conditioned as submitted, while full hard and soft landscaping details are secured at a later stage.

Flood Risk

- 8.17 The site lies within an area at risk of surface water flooding. A Flood Risk Assessment was submitted with the application which requires sustainable on site drainage. Details of site specific Sustainable Drainage Systems (SuDS) would be secured via condition. Any SuDS proposals should be appropriate to the sites identified flood risk.

Other matters

8.18 Given the separation distance between the development and the locally listed historic park and garden to the east the proposal is not considered to harm its setting.

8.19 While the site is near a site of nature conservation area importance there was no evidence of protected species on site. As such the proposal is not considered to harm any ecological interest in or around the site.

Conclusions

8.20 The proposal would result in the redevelopment of the site which would provide 8 additional homes in the borough. The development would be in keeping with the character of the area and would not have a significant impact on the amenities of adjoining occupiers. Landscaping, parking, energy systems and sustainable drainage are all acceptable in principle and can be secured by condition.

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