

Planning Sub-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

A meeting of the **Planning Sub-Committee** which you are hereby summoned to attend, will be held on **Thursday, 25 January 2018** at the rise of Planning Committee but not earlier than **8.45 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

James Haywood
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www.croydon.gov.uk/meetings
Tuesday, 16 January 2018

Members of the public are welcome to attend this meeting.
If you require any assistance, please contact the person detailed above, on the righthand side.

To register a request to speak, please either e-mail
Planning.Speakers@croydon.gov.uk or call James Haywood by 4pm on the Tuesday
before the meeting.

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

AGENDA – PART A

1. Apologies for absence

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

2. Minutes of the previous meeting (Pages 5 - 8)

To approve the minutes of the meeting held on 11 January 2018 as an accurate record.

3. Disclosure of Interest

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

4. Urgent Business (if any)

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

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

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

5.1 17/04074/FUL 40 Violet Lane, Croydon, CR0 4HF (Pages 13 - 22)

Erection of a detached two storey, one bedroom residential (C3) property on the northern side of 40 Violet Lane.

Ward: Waddon

Recommendation: Grant permission

5.2 17/05593/FUL 1 Buckleigh Way, Upper Norwood, SE19
(Pages 23 - 34)

Erection of an attached three storey 4 bedroom dwelling house with associated parking, bin store, cycle stores and landscaping.

Ward: Upper Norwood

Recommendation: Grant permission

6. Exclusion of the Press & Public

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

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

Planning Sub-Committee

Meeting of held on Thursday, 11 January 2018 at 9.00 pm in Council Chamber, Town Hall,
Katharine Street, Croydon CR0 1NX

MINUTES

Present: Councillor Paul Scott (Chair);
Councillor Humayun Kabir (Vice-Chair);
Councillors Joy Prince, Sue Winborn and Chris Wright

PART A

A1/18 **Minutes of the previous meeting**

RESOLVED that the minutes of the meeting held 14 December 2017 be signed as a correct record.

A2/18 **Disclosure of Interest**

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

A3/18 **Urgent Business (if any)**

There was none.

A4/18 **Planning applications for decision**

A5/18 **17/03010/FUL Land between 137-181 Church Road, SE19 2PR**

Erection of part single/two storey building comprising 2x 2 bedroom flats, provision of associated cycle and refuse storage and landscaping.

Ward: Upper Norwood

Following the officers' presentation, Committee Members asked questions on whether the site was located within a conservation area and were informed the boundary of the conservation area ran along the boundary of the site. In response to Member questions officers informed the Committee that the windows on the ground floor would look onto the street scene or rest of the site.

Members stated the layout of the site was unusual as part of the land would remain fenced off and queried what the ongoing maintenance of the site would be and whether it could be maintained by a community group. Officers stated that the applicant intended to maintain the land and that there would be a condition in place to ensure continued maintenance happened, however discussions could be held with the applicant with regards to a community group maintaining the land.

Judy Ching and Bill Baylis, speaking in objection, raised the following points:

- That while the applicant had sought to resolve previous design issues there would continue to be a loss of privacy
- There would be overshadowing
- Ambiguity with regards to the height of the building
- Impact on the view of neighbours
- A light impact report was being sought in respect to the common law right to natural light
- Resident amenity had not been considered
- Wildlife habitat would be lost

Shahjahan Khan, the applicant, raised the following points:

- Property had no current use and had been vacant for 10 years
- Flytipping had been experienced at the site
- Previous applications for larger schemes had been rejected
- Heritage officers and daylight specialists had been consulted
- There was a 1.7m boundary along the back wall which people would be unable to see over
- Proposed dwelling on first floor level will not impact on the privacy of neighbours
- Period railings would run across the entire site and would be maintained
- Nine Grade A trees would be planted
- The proposal would enhance the conservation area

The Head of Planning stated that while there would be an impact on daylight and outlook it was the responsibility of planning to assess whether the impact would be reasonable. Officers stated that they had worked with the applicant to develop a scheme that would be more sensitive to the conservation area and would continue to work with the developer on how the additional land could be used.

The Committee noted that the land was a site that should be developed and that the proposal was modest and reflected the architecture of the surrounding area. Members stated that it would be important to ensure the land was properly managed and suggested a community group could be approached to maintain it in future.

The concerns of residents with regards to loss of daylight were acknowledged, however it was felt that the impact would not be unreasonable to warrant refusal.

After consideration of the officer's report, Councillor Paul Scott proposed and Councillor Humayun Kabir seconded the officer's recommendation and the Committee voted unanimously in favour, so planning permission was **GRANTED** for development at Land between 137-181 Church Road, SE19 2PR.

The meeting ended at 10.42 pm

Signed:

Date:

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PLANNING SUB-COMMITTEE AGENDA

PART 5: Planning Applications for Decision

1 INTRODUCTION

- 1.1 In this part of the agenda are reports on planning applications for determination by the Planning Committee.
- 1.2 Although the reports are set out in a particular order on the agenda, the Chair may reorder the agenda on the night. Therefore, if you wish to be present for a particular application, you need to be at the meeting from the beginning.
- 1.3 Any item that is on the agenda because it has been referred by a Ward Member, GLA Member, MP, 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.

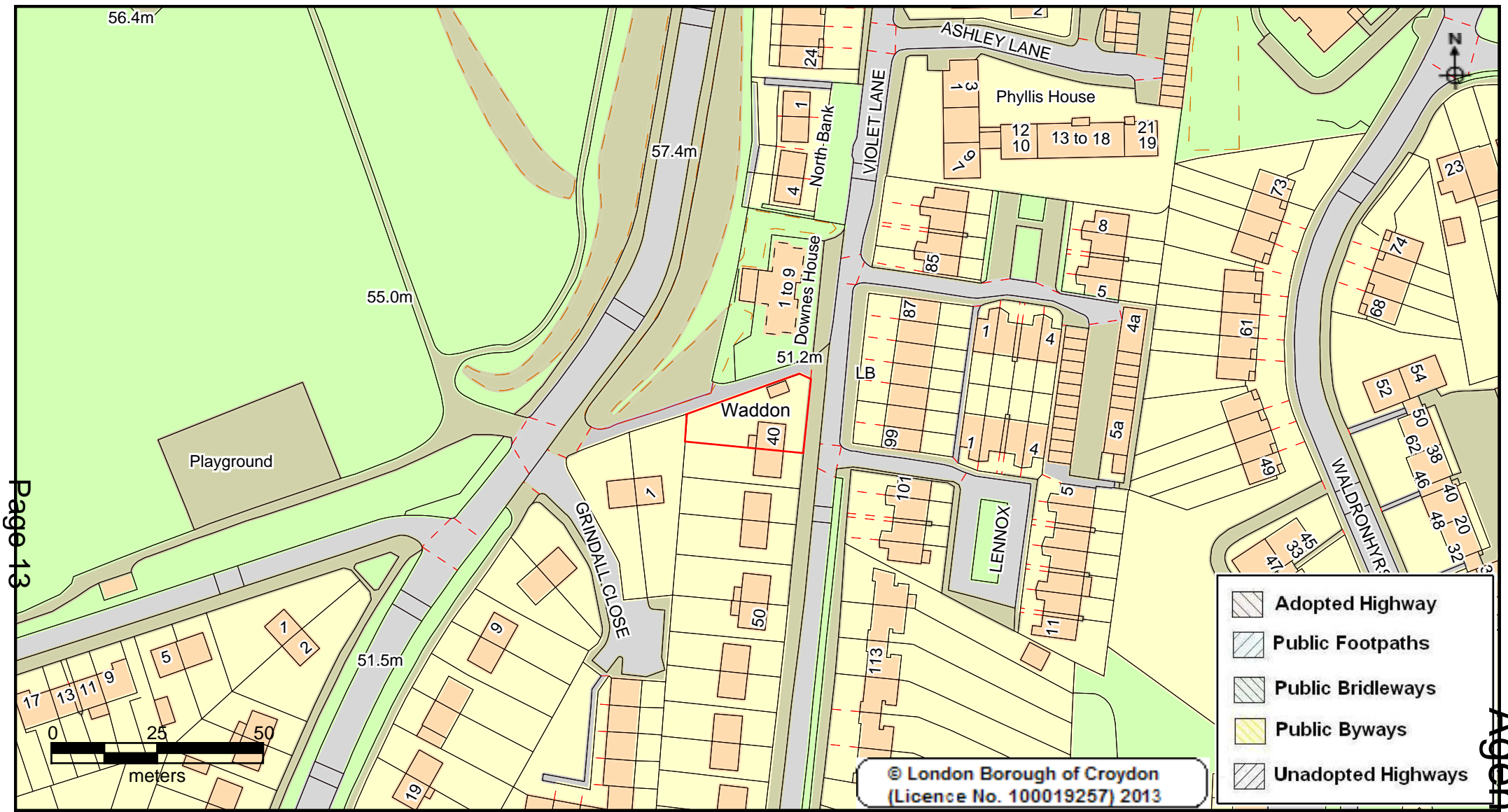
8. BACKGROUND DOCUMENTS

- 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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40 Violet Lane



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PART 5: Planning Applications for Decision

Item 5.1

1.0 SUMMARY OF APPLICATION DETAILS

Ref: 17/04074/FUL
 Location: 40 Violet Lane, Croydon, CR0 4HF.
 Ward: Waddon
 Description: Erection of a detached two storey, one bedroom residential (C3) property on the northern side of 40 Violet Lane.
 Drawing Nos: OS Map, VL/03, VL/04, VL/05 all received by the council on 25/10/2017.
 Applicant: Miss L Sjodin
 Agent: Planners & Architects, 17 Cambria Court, E17 6GS.
 Case Officer: Barry Valentine

1.1 This application is being reported to Planning Sub-Committee because the Ward Councillor (Cllr Andrew Pelling) made representations in accordance with the Committee Considerations Criteria and requested committee consideration.

2.0 RECOMMENDATION

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

Conditions

- 1. In accordance with the approved plans.
- 2. Development to be implemented in three years.
- 3. Samples and details of materials as appropriate to be submitted and approved.
- 4. Details on landscaping and boundary treatments.
- 5. The development to be carried out in accordance with Flood Risk Assessment, and installation of permeable paving.
- 6. Further details on refuse and cycle parking.
- 7. Removal of permitted development rights in regards to extensions.
- 8. Development on hardstanding not to commence until work on dropped kerb is complete.
- 9. Development to meet M4 (2) Accessibility standards.
- 10. Water use target.
- 11. Carbon Dioxide 19% reduction beyond 2013 Building Regulations.
- 12. Any other planning condition(s) considered necessary by the Director of Planning and Strategic Transport.

Informatives

1. Community Infrastructure Levy.
2. Control of Pollution and Noise.
3. Any other informative(s) considered necessary by the Director of Planning and Strategic Transport.

3.0 PROPOSAL AND LOCATION DETAILS

Proposal

- 3.1 The applicant seeks planning permission for the following:
- Erection of a detached two storey, one bedroom self-contained residential (C3) property on the northern side of No.40 Violet Lane.
- 3.2 The difference between the current application and the previously refused scheme reference 17/02720/FUL are summarised as follows:
- Design changes including changing the roofslope style of the property from gable roof to a hipped roof, simplification of buildings footprint, greater separation gap between the northern flank wall of the development and side boundary.
 - Alterations to layout of the property and occupation levels changing the property from a potential two bed, three person unit into a one bed, two person unit. Slightly larger garden areas for property due to reduction in building's footprint.
 - Change in location of proposed car parking space for the proposed units so that it utilises existing dropped kerb.

Site and Surroundings

- 3.3 No. 40 is a semi-detached two storey property located on the western side of Violet Lane. To the northern side of No.40, where the proposed two storey dwelling is to be located, there is a garden that until recently contained a single storey garage. To the front of the former garage area there is a dropped kerb. To the north of the former garage area there is a pedestrian footpath that links Violet Lane and Hillside Road.
- 3.4 The surrounding area is predominantly residential in character, with a mixture of property types that are between two and four storeys in height.
- 3.5 There are no direct policy constraints identified in the Croydon Local Plan Strategic Policies 2013. The site and the immediately surrounding area is modelled as being at risk from surface water flooding on a 1 in 30 year basis.

Planning History

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

17/02720/FUL - Erection of a two-storey one bedroom house at side
Refused on basis of being harmful to visual amenity of street scene, increased sense of enclosure to neighbouring properties, harm to highway and pedestrian safety.

06/02494/P - Alterations; conversion to form 1 two bedroom and 2 one bedroom flats; erection of single/two storey side/rear extension, formation of vehicular accesses and provision of 3 parking spaces

Refused on the basis of loss of small family house, creation of sub-standard accommodation and impact on visual appearance.

Appeal Dismissed on loss of small family house. The inspector did not agree with council's concern on visual appearance and substandard residential accommodation. The inspector did not agree with objectors concerns on loss of on street car parking.

06/00076/P - Alterations; conversion to form 3 two bedroom and 1 one bedroom flats; erection of single/two storey side/rear extension, formation of vehicular access and provision of associated parking

Refused on basis of creation of sub-standard accommodation, impact on visual appearance and impact on neighbouring privacy.

4.0 SUMMARY OF KEY REASONS FOR RECOMMENDATION

- The design and appearance of the development is considered appropriate and would not cause harm to the appearance of the site or surrounding area.
- The development would create a good quality residential unit that would make a positive contribution to the borough's housing stock.
- The development would not have an adverse impact on neighbouring properties living conditions.
- The development would not have an adverse impact on flooding and has an acceptable impact in terms of parking and on the highway.
- Previous reasons for refusal in connection with planning application reference 17/02720/FUL have been sufficiently overcome.

5.0 CONSULTATION RESPONSE

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

6.0 LOCAL REPRESENTATION

- 6.1 The application has been publicised by way of letters. 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: 4 Objecting: 2 Supporting: 0 Neutral: 2

- 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:

- Out of keeping with other semi-detached properties.

6.3 The following issues were raised in the representations and are not material planning considerations

- Loss of a view.

[Officer Comment - There are is no right to a view under planning legislation or policy.]

6.4 The following procedural issues were raised in representations, and are addressed below:

- Not clear from description of development where development would be located.

[Officer Comment - The description of development was altered and neighbours were re-consulted with the revised description on the 13/10/2017.]

6.5 Councillor Andrew Pelling stated the following in his referral of the application 'This is a limited site and I am concerned that the development would be out of keeping with the character of the locality and detrimental to the visual amenity of the street scene.'

7.0 RELEVANT PLANNING POLICIES AND GUIDANCE

7.1 In determining any planning application, the Council is required to have regard to the provisions of its Development Plan so far as is material to the application and to any other material considerations and the determination shall be made in accordance with the plan unless material considerations indicate otherwise. The Council's adopted Development Plan consists of the Consolidated London Plan 2016, 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, to 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.

7.3 The main policy considerations from the London Plan 2016 raised by the application that the Committee are required to consider are:

- 3.3 Increasing housing supply
- 3.5 Quality and design of housing developments
- 5.12 Flood risk management
- 5.13 Sustainable drainage
- 6.9 Cycling
- 6.13 Parking
- 7.4 Local character
- 7.6 Architecture

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

- SP2 Homes
- SP4.1 and SP4.2 Urban design and local character
- SP4.11 Regarding character
- SP6.4 Flooding, urban blue corridors and water management
- SP8 Transport and Communication

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
- UD7 Inclusive design.
- UD8 Protecting residential amenity
- UD13 Parking design and layout
- UD15 Refuse
- T2 Traffic generation from development
- H2 Supply of New Housing
- H5 Backland and Back Garden Development

7.6 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 took place between 18th May and 31st May 2017. Consultation has also taken place on Inspector's proposed Main Modifications and Further Main Modifications. At present it is hoped that a new Plan would be adopted by late February. At this stage in the process no policies are considered to outweigh the adopted policies listed above to the extent that they would lead to a different recommendation.

Policies of most relevance to the application in CLP1.1 are SP2 (homes), SP4 (urban design and local character) and SP8 (transport and communication).

Policies of most relevance to the application in CLP2 are DM11 (design and character), DM14 (refuse), DM26 (SuDS and flood risk), DM30 (sustainable transport and reducing congestion) and DM31 (car/cycle parking).

8.0 MATERIAL PLANNING CONSIDERATIONS

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

- Principle of development and quality of residential unit created.
- Impact on the appearance of the site and surrounding area.
- Impact of the development on neighbouring properties living conditions.
- Impact of the development on parking and the highway.
- Impact of the development on flooding.
- Other planning issues.

Principle of Development and Quality of Residential Unit Created.

- 8.2 The site is currently part of the garden of No.40 Violet Lane, and formerly contained a garage. No.40 Violet Lane would continue to have a sufficient sized rear garden measuring approximately 95 sq.m after the development was complete. The proposed development would utilise underused land and would make a small positive contribution to the council achieving its housing target set out in the London Plan 2016. The principle of the development in land use terms is acceptable.
- 8.3 The proposed development would provide a good quality residential unit that would make a positive contribution to the borough's housing stock. The proposed development at 59 sq.m, exceeds the recommended minimum floor area of 58 sq.m for a two storey, one bed, two person unit that is set out in the London Plan 2016. The proposed unit would achieve good levels of sunlight and daylight, as the unit would be dual aspect, with windows facing east and west, and with key habitable rooms served by good sized windows. The proposed development would have access to a generous sized garden, with the rear garden measuring approximately 80 sq.m. The shape of the garden is slightly irregular, but this in itself is not considered sufficient reason to justify refusal of planning permission. Condition (9) is recommended to ensure that the unit meets M4 (2) accessibility standards.
- 8.4 Concerns that were raised in the previously refused scheme under planning permission reference 17/02720/FUL regarding the quality of the residential unit being created, have been sufficiently overcome by changing the unit's layout and occupancy level, so that the unit now complies with London Plan's minimum floorspace standards.

Impact on Appearance of Site and Surrounding Area

- 8.5 The proposed development would preserve the appearance of the site and the surrounding area. The proposed development would be two storeys high, with the eaves and ridge line of the development appropriately corresponding with eaves and ridge height of no.40. The front building line aligns with that of no.40, and would be set back from no.40's main rear building line. The hipped roof profile echoes the roof profile of the adjoining semi-detached property. The proposed development is set sufficiently away from its side boundaries ensuring that the site and surrounding area does not appear overdeveloped. The simple shape and design of the building corresponds with the simple detailing of adjoining properties to the south, ensuring that the development blends in with its setting. The proposed building would be rendered, which is considered acceptable in this context given the presence of other rendered properties in the area. Condition (3) is recommended to be attached to the planning permission to ensure that materials used on the development are to an appropriate standard.

Impact of the Development on Neighbouring Properties Living Conditions.

- 8.6 The proposed development would not have an unacceptable impact on neighbouring properties' living conditions. The development would not impact windows located on the front and rear elevation of no.40, given that the proposed development would not extend beyond the front and rear elevation of no.40. There is a window on the northern flank wall at first floor level of no.40, but this is obscurely glazed and does not serve a habitable room (bathroom). There are three windows at ground floor level

on flank wall of no.40, however the only one of these windows that serves a habitable room, is a secondary window to a kitchen. The kitchen would still receive good levels of light and outlook from the windows on the rear main wall of the property. The light and outlook of adjoining properties to the north in Downes House, would not be significantly impacted by the development, due to the separation distance of approximately 15m. Similarly properties on the opposite side of Violet Lane, light and outlook would not be significantly impacted due to the separation distance of approximately 22m. The property to the rear, no.1 Grindall Close, would not be significantly impacted due to site layout and separation distances.

- 8.7 The proposed development would not have a significant impact on neighbouring properties' privacy. To the front, properties windows on the opposite side of Violet Lane are over 20m away. To the rear, the development would face onto the rear garden, the adjoining public path and no.1 Grindall Close's front garden.

Impact of the Development on parking and the Highway

- 8.8 The site has a Public Transport Accessibility Level of 2 (poor). One off street car parking space would be provided for the development that utilises the existing crossover. The proposed development complies with the London Plan (2016) parking standards set out in Policy 6.13.
- 8.9 To the front of No.40 Violet Lane, a new hardstanding and dropped kerb is proposed. The dropped kerb would interrupt a continuous line of parking spaces. The hardstanding if built in permeable paving, could be constructed under existing permitted development rights. In addition the loss of on-street parking was previously considered by an inspector in a different scheme at this site. The inspector concluded the following:

“Satisfactory car parking could be provided in front of the proposed development, some local residents have complained that this would result in loss of two of the existing roadside parking spaces, which are intensively used. I am not convinced that this is likely to seriously reduce the amount of on-street parking in this part of Violet Lane, particularly as the adjacent flats and houses opposite have off-street provision.”

- 8.10 In light of the above, no objection is raised to the creation of a hardstanding, subject to condition (5) requiring it to be permeably paved and condition (8) for the hardstanding not to be installed until dropped kerb is in place.
- 8.11 The London Plan (2016) requires one bed units to provide one cycle parking space. An area on plan VL/01 has been indicated for cycle parking adjacent to the refuse bins in the rear garden. Further details on the proposed cycle parking are recommended to be secured by condition (6) to ensure the design is appropriate and that the cycle parking space is safe and secure.

Impact of the Development on Flooding

- 8.12 The applicant has submitted a Flood Risk Assessment with the application that appropriately identifies the flood risk and suggests appropriate mitigation measures, including the installation of a Water Butt and a Soakaway. These mitigation measures, along with a requirement for all paving to be permeable, are recommended to be secured via condition (5). Condition (10) is also recommended

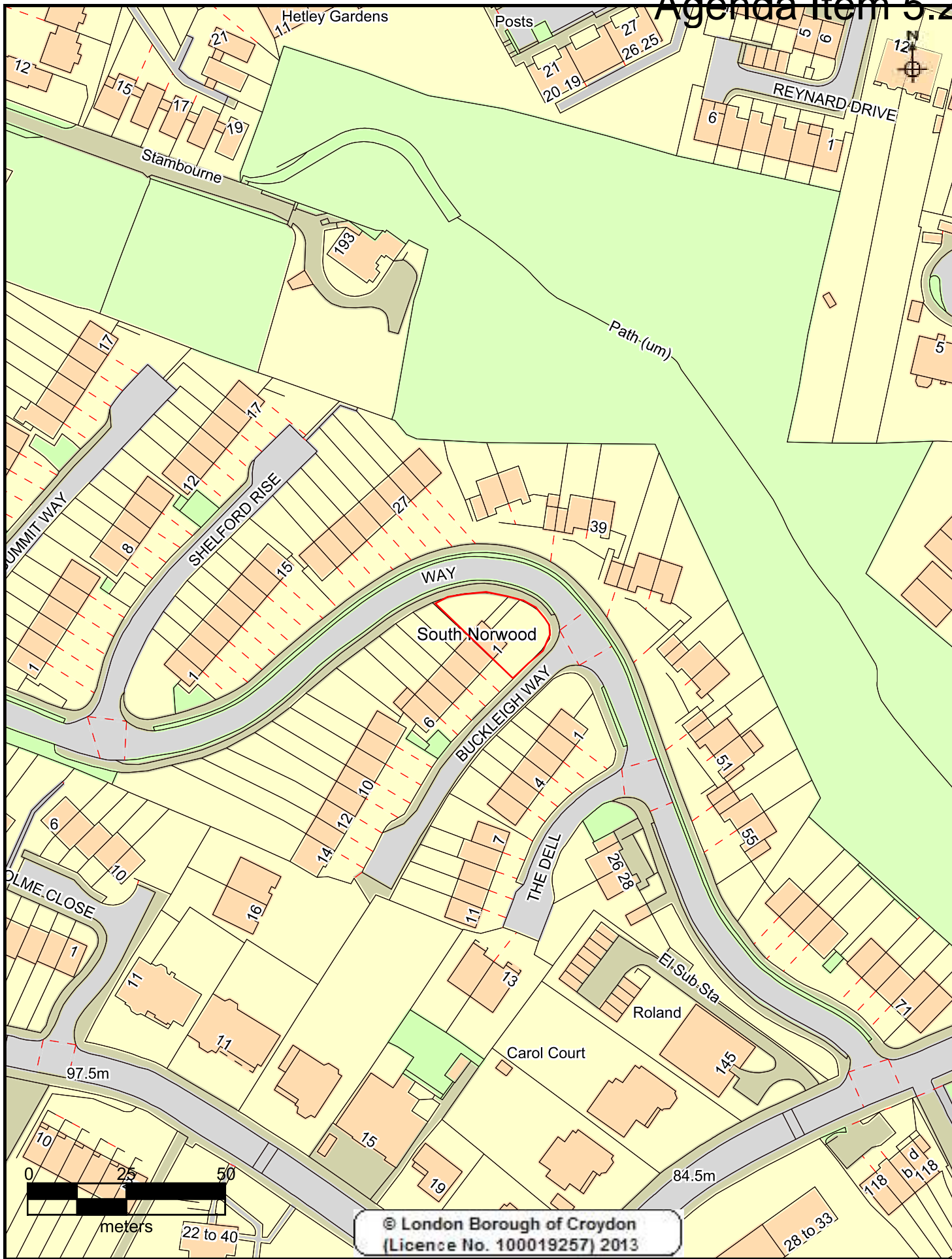
to reduce water use. Subject to conditions, the proposed development is not considered to pose a flood risk.

Other Planning Issues

- 8.13 The plans indicate that refuse would be stored at the back of the house. The applicant has confirmed that the refuse would be wheeled to the front of the house on the day of collection. Condition (6) is recommended to ensure that the bin store is of appropriate bulk and design. A condition (4) is also recommended on landscaping and boundary treatments.
- 8.14 There are no trees on or surrounding the site of significant visual amenity value, as such there are no objections to this proposal on grounds of arboriculture matters.
- 8.15 Condition (11) is recommended in order to require the development to meet reduction in carbon dioxide emissions targets of 19% beyond the 2013 Building Regulations, in accordance policy SP6.3 of the Croydon Local Plan: Strategic Policies (CLP1) 2013 & Policy 5.2 of the London Plan (Consolidated with Alterations Since 2011).

Conclusions

- 8.16 The proposal is considered to be an appropriate addition to the property that would not cause harm to the appearance of the surrounding area. The proposed development would preserve the living conditions of neighbouring properties, would not cause harm to surrounding trees and would have a negligible impact on flooding. The proposed development would not have an unacceptable impact on parking and the highway.
- 8.17 All other relevant policies and considerations, including equalities, have been taken into account.



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PART 5: Planning Applications for Decision

Item 5.2

1.0 SUMMARY OF APPLICATION DETAILS

Ref: 17/05593/FUL
 Location: 1 Buckleigh Way, Upper Norwood, SE19
 Ward: Upper Norwood
 Description: Erection of an attached three storey 4 bedroom dwellinghouse with associated parking, bin store, cycle stores and landscaping
 Drawing Nos: EX(00)001, AL(00)001B, AL(00)002B, AL(00)003A
 Applicant: Flat Iron Developments
 Agent: Mick Haley (UV Architects)
 Case Officer: Wayne Spencer

	1 bed	2 bed	3 bed	4 bed
Houses				1

Number of car parking spaces	Number of cycle parking spaces
1	2

1.1 This application is being reported to Planning Sub-Committee because objections above the threshold in the Committee Consideration Criteria have been received.

2.0 RECOMMENDATION

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

Conditions

- 1. In accordance with the approved plans
- 2. Details of refuse/cycle stores and visibility splays to be approved
- 3. External facing materials to be approved
- 4. Hard and soft landscaping to be approved (to incorporate SuDS)
- 5. Water usage off 110L per head per day
- 6. 19% carbon dioxide reduction
- 7. Removal of permitted development rights
- 8. Commence within 3 years
- 9. 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) Any other informative(s) considered necessary by the Director of Planning and Strategic Transport.

3.0 PROPOSAL AND LOCATION DETAILS

Proposal

3.1 The applicant seeks full planning permission for the following:

- Erection of an attached three storey four bedroom house
- Associated parking accessed via Buckleigh Way
- Refuse and cycle store to host and new property
- Associated hard and soft landscaping

Site and Surroundings

3.2 The application site lies on the south western corner on the junction of Stambourne Way and Buckleigh Way. The site is currently occupied by a three storey end terrace and associated garden, the garden area to the side of the existing dwelling will accommodate the proposed three storey property.

3.3 The surrounding area is residential in character and predominantly consists of three storey terraced properties of the same period. The properties are of similar scale and design and they all have similar plot widths.

3.4 The application site lies outside an area at risk of surface water flooding.

Planning History

3.5 No planning history

4.0 SUMMARY OF KEY REASONS FOR RECOMMENDATION

- The principle of the development is acceptable given the residential character of this part of Upper Norwood.
- The design and appearance of the development is appropriate given the context of surrounding area.
- The living conditions of adjoining occupiers would be protected from undue harm.
- The living standards of future occupiers are satisfactory and meet the National Housing Space Standards.
- The highway impact upon Buckleigh Way and Stambourne Way is considered acceptable.
- Sustainability aspects can be controlled by condition.

5.0 CONSULTATION RESPONSE

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

6.0 LOCAL REPRESENTATION

6.1 The application has been publicised by way of consultation letters sent to the properties which are adjacent to the application site. 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: 21 Objecting: 21 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:

- Detrimental impact upon trees – removed prior to the application submission
- Loss of light
- Out of keeping/Out of character with the area
- Obtrusive by design, particularly the front balconies and timber cladding
- Over development of the site
- Overlooking/loss of privacy
- Loss of green space affecting the built form and open land balance
- Impact upon road safety of Buckleigh Way and Stambourne Way – development would obscure the view from Stambourne Way and would increase light pollution from the dwelling having further impact on road safety. Parking of construction vehicles during the build would exacerbate the problem
- Basement Impact Assessment requested – subterranean element would result in poor living conditions for future occupiers
- Flood Risk Impact Assessment required – the development would remove natural green space which is used as a soakaway at the bottom of the hill
- Private amenity space not of sufficient size to serve the dwelling
- Large front windows of the single storey element will require further screening in the future to protect the privacy of the new dwelling
- Large Juliet windows and horizontal cladding out of keeping with the area
- Oversized bin stores
- Loss of natural habitat for birds
- Noise pollution resulting from the proposed development
- Poor internal design/layout and thin dividing walls would impact upon occupiers of both the host and proposed dwellings

6.3 The following comments have been received but are not material to the determination of this application and will require no further assessment:

- Loss of trees in a Conservation Area [Officer Comment: The site is not in a designated conservation area]
- Failure to comply with covenants
- Impact upon property prices
- Loss of a private view
- Potential for conversion into flats at a later date
- Potential subsidence from proposed excavation

7.0 RELEVANT PLANNING POLICIES AND GUIDANCE

7.1 In determining any planning application, the Council is required to have regard to the provisions of its Development Plan so far as is material to the application and to any other material considerations and the determination shall be made in accordance with the plan unless material considerations indicate otherwise. The Council's adopted Development Plan consists of the Consolidated London Plan 2015, the Croydon Local Plan: 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) 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.

7.8 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 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.

8.0 MATERIAL PLANNING CONSIDERATIONS

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

- Principle of development
- Townscape and visual impact
- Housing Quality for future occupiers
- Residential amenity for neighbours
- Transport
- Sustainability

Principle of development

8.2 The appropriate use of land is a material consideration to ensure that opportunities for development are recognised and housing supply optimised. Given that the site is located within a residential area, the principle of a residential development can be supported providing that the proposal respects the character and appearance of the surrounding area and there are no other impact issues.

Townscape and visual impact

8.3 The attached dwelling would adjoin the north east facing flank wall of no.1 Buckleigh Way and would follow the host property's three storey scale and massing. It would have a similar horizontal timber cladding to the front and rear elevations and the window alignment at each level would match those within the existing terrace. However, the design of the glazing would differ from that used on the remainder of the existing terrace. As the development is located at the end of the terrace, it is considered that the architectural detailing could slightly differ from the original terrace to give it a degree of modern styling and for it to appear as a new element rather than a pastiche of the original fenestration form of the terrace.

8.4 The north eastern flank wall of the three storey element of the new dwelling would be sited approximately 3.6 metres from the boundary of the site with Stambourne Way at its closest point. The proposed dwelling incorporates a single storey flat roofed element which has a curved wall and follows the form of the north eastern site boundary. The single storey element would maintain a 1.3 metre separation distance throughout which would allow for a stepped pedestrian access to the rear garden of the new dwelling. The vehicular access to the site would be accessed from Buckleigh Way and would involve the formation of an additional dropped kerb. There is the opportunity to use the remainder of the front garden as a grassed or landscaped garden area which would soften the urbanisation associated with the additional built form proposed and this will be secured via a planning condition requiring details on soft/hard landscaping.

8.5 With regards to plot width and depth, the irregular shape of the plot would mean that it would not mirror the rectangular, traditional private amenity space associated within the existing terrace and third party representations have raised concerns in this respect. However, the living roof associated with the proposed single storey element would give the opportunity for it to be utilised as a private amenity space along with the rearmost element of the plot which is proposed to accommodate the cycle store. It is

considered to be an acceptable use of space given the constraints associated with the shape of the site.

- 8.6 The siting of the new dwelling would not be detrimental to the wider character as it would respect the scale and massing of the built form in the locality. A new dwelling would be adequately accommodated in this location without appearing unduly cramped or overdeveloped within the plot. No part of the dwelling would project beyond the front or rear built form of the host dwelling preventing any undue dominance and the single storey element has been redesigned throughout the application process to be set back from the front elevation to appear more subservient to the three storey element of the dwelling.
- 8.7 The design of the new dwelling, in particular the fenestration and timber cladding detailing, would respect the dwellings within the existing terrace whilst introducing modern glazed detailing facing Buckleigh Way within the single storey element. The application has been amended throughout the process to remove any balconies, or Juliet balcony elements, from the proposal. It is conceded that the detailing differs from that associated with the existing terrace however, as it is located at the end of the terrace and seeks to appear as a modern addition rather than a replication of the existing, the design would not be considered significantly harmful to the character and appearance of the surrounding area to warrant the refusal of permission on these grounds. The layout, massing and scale would respect the built form of the immediate locality and it is not considered that the proposal would warrant the refusal of permission owing to the low overall impact upon the existing townscape. Although some green space would be lost as a result of the development, it is not considered that this would be significantly harmful to the character and appearance of the area.

Housing quality for future occupiers

- 8.8 The new dwelling would comply with internal dimensions required by the Nationally Described Space Standards and provide an acceptable standard of residential accommodation. All habitable rooms have a good outlook with the lower ground floor living/dining and kitchen area served by the single storey glazing to the front of the property and a 1.2 metre deep light well at the rear of the property. As such, there would be no detrimental impact upon the living conditions of future occupiers in this regard. With regards to the third party representations, the thickness of the dividing wall between the host and proposed dwellings would be controlled by the building regulations. Nevertheless, the internal room layout would not cause any significant harm to their living environment to warrant the refusal of permission. The glazed element on the front elevation of the proposed dwelling which faces the road has also been raised and it is considered by a third party to require some form of privacy screening. No privacy screening is shown on the drawings and it is not considered to be a specific requirement in order for the proposed dwelling to be acceptable. There is specialist glazing available which allows an outlook from the property whilst preserving the privacy of the future occupiers within the dwelling. Such glazing could be incorporated into the scheme and the details of this could be secured by condition if necessary.
- 8.9 The new dwelling and host dwelling would have access to private amenity spaces and one parking space is proposed to serve each of the dwellings. As a result, the quality of the proposed development for all future occupiers is considered acceptable.

Residential amenity for neighbours

- 8.10 The new dwelling would be sited 5 metres from no.2 Buckleigh Way however no part of the development would be easily visible from this property. The proposed dwelling would adjoin no.1 Buckleigh Way however there would remain adequate rear garden amenity space to serve the host dwelling and the existing parking arrangements would remain the same. It would involve moving the main entrance of no.1 Buckleigh Way from the north east facing flank wall to the south east facing (front) wall however this would have no significant amenity impact. The windows of the new dwelling would result in potential overlooking to the private amenity space of no.1 Buckleigh Way, particularly from the upper floor windows, however the increased level of overlooking would remain within a level expected in an urban area and would not be significant enough to sufficiently warrant the refusal of permission on these grounds.
- 8.11 The proposed dwelling is in excess of 20 metres from the other surrounding properties in Stamborne Way and on the opposite side of Buckleigh Way. Given the siting of these properties in relation to the new dwelling combined with the separation distances, it is not considered that the development would appear visually intrusive nor would it result in significant overlooking or loss of privacy to the detriment of these properties. The development is therefore not considered to significantly harm the residential amenities of neighbours.
- 8.12 No other properties are not considered to be affected by the development and the proposal is considered acceptable in this regard.

Transport

- 8.13 The application site lies within an area with a PTAL rating of 1B and has poor access to the public transport. The Council's Transportation Team have considered the proposal and have confirmed that a provision of one space each for the host and the proposed dwelling would be acceptable in this instance. The proposal also includes cycle stores which are suitably located in the rear gardens of both the host and proposed dwelling and the Council's Transportation Team, again, consider this acceptable and would comply with the London Plan standards.
- 8.14 While representations have raised concerns over highway safety, it is not considered that the scale and massing of the proposal would result in a significant further detrimental impact upon highway safety to sufficiently warrant the refusal of permission on those grounds. It is noted that the proposed built form is located on a bend with land sloping from north to south however the curved nature of the road, the natural land slope and the presence of partially subterranean single storey built form closest to the road would not have a significant impact upon the visibility of approaching vehicles from either the north or the south. The Council's Transportation Team have raised no objections or concerns from this perspective and the proposal is therefore considered acceptable from a highway safety perspective.
- 8.15 Third party representations also raise concern over the parking of construction vehicles. These are able to park on Buckleigh Way if necessary and, nevertheless, any vehicles would be parked temporarily during the construction process. Again, no concerns were raised from a highway safety perspective by the Council's Transportation Team.

Refuse storage

- 8.16 The refuse stores are located in the front of the main building and are set back from the road. Their siting would be acceptable from a character point of view and would also comply with the London Plan standards.

Sustainability

- 8.17 Conditions would be secured in relation to a 19% carbon dioxide emission and a water use target of 110L per head per day.
- 8.18 The site does not lie within an area which is susceptible to surface water flood risk as identified by the Croydon flood maps. Third party representations raise concern that the loss of the green space adjacent to no.1 Buckleigh Way would result in the loss of a potential soakaway however, as the site is not within an area susceptible to surface water flooding, no flood risk mitigation measures would be required to facilitate this development. Nevertheless, soft landscaping that takes into account the need to absorb rainwater or the incorporation of rainwater harvesting measures could be secured through condition if necessary.

Other Planning Issues

- 8.19 Representations have raised concerns in respect of a tree which was removed prior to the application submission. This tree was not protected by a Tree Preservation Order and the site is not within a Conservation Area. As such, there is no further action that can be taken in this respect. In addition to this, the loss of natural habitat for birds has been raised however, as no evidence of protected species exist on the site, the retention of the land for ecological purposes cannot be justified.

Conclusions

- 8.20 The proposal would result in the redevelopment of the site which would provide 1 additional 4-bed family home in the borough. The development would not be out of 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 via condition.
- 8.21 All other relevant policies and considerations, including equalities, have been taken into account.

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