

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, 22 February 2018** at the rise of Planning Committee but not earlier than **8.30 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

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www.croydon.gov.uk/meetings
Tuesday, 13 February 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 Michelle Gerning 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

To approve the minutes of the meeting held on 8 February 2018 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. Planning applications for decision (Pages 5 - 8)

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

5.1 5.1 17/01115/FUL 144 Portland Road, South Norwood, London, SE25 4PT (Pages 9 - 20)

Alterations: Alterations to frontage; Use of ground floor for purposes within class A1 retail; provision of 2 bedroom maisonette on upper

floors: erection of single storey side/rear extension; Erection of dormer extension in rear roof slope and roof light windows in front roof slope (amended description)

Ward: Woodside

Recommendation: REFUSE permission

5.2 5.2 17/05355/FUL 146 Addiscombe Road, Croydon, CR0 7LA (Pages 21 - 30)

Demolition of existing dwelling; erection of semi-detached property containing 2x4 bed houses.

Ward: Fairfield

Recommendation: GRANT permission

5.3 5.3 17/06391/FUL Land to R/O 151 Wickham Road, Croydon, CR0 8TE (Pages 31 - 42)

Demolition of existing shed and store and erection of a two storey, two bedroom, three person detached dwelling with associated landscaping, cycle and refuse storage.

Ward: Shirley

Recommendation: GRANT permission

6. Exclusion of the Press & Public

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

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

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PLANNING SUB-COMMITTEE 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.

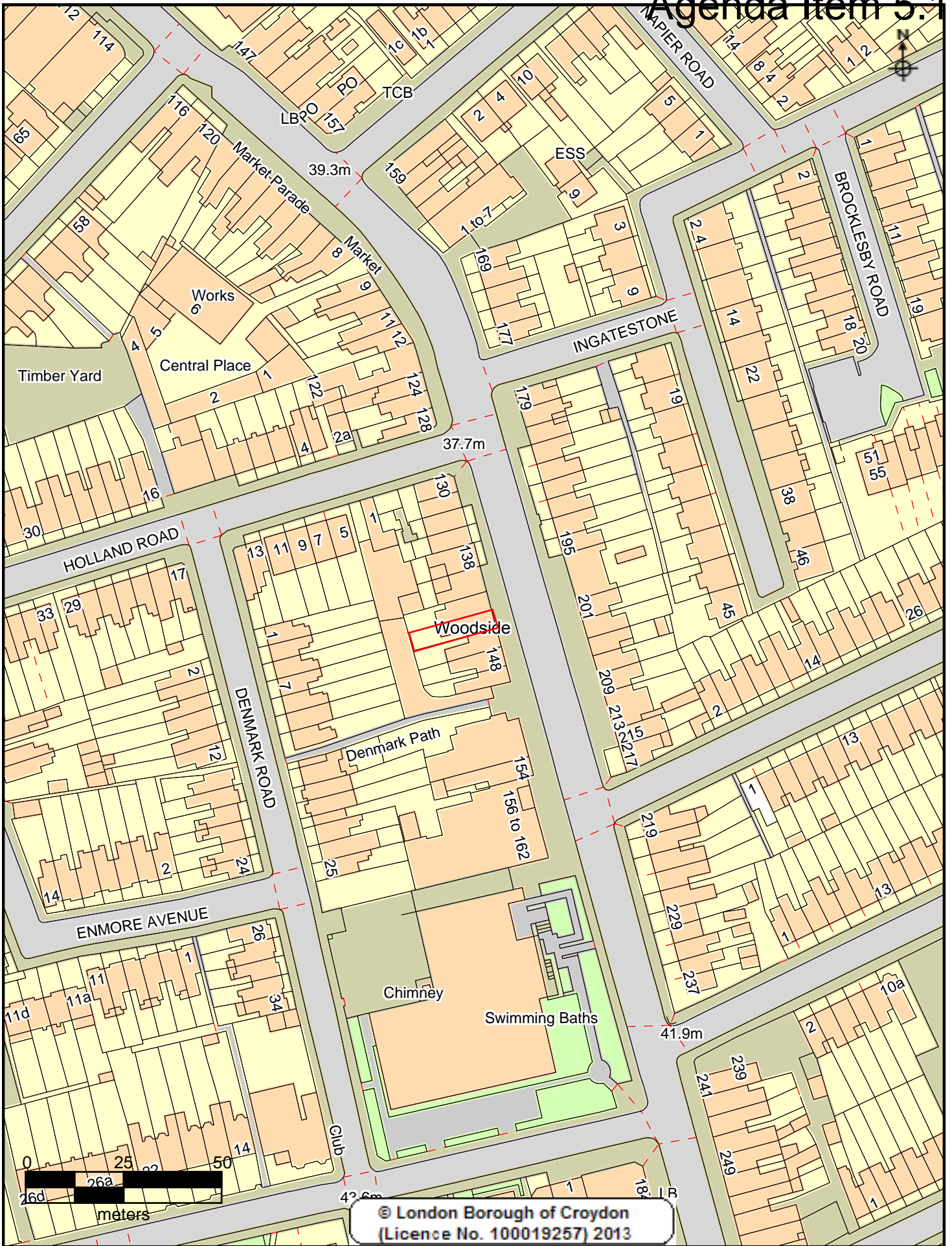
8. BACKGROUND DOCUMENTS

- 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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PART 5: Planning Applications for Decision

Item 5.1

1 SUMMARY OF APPLICATION DETAILS

Ref: 17/01115/FUL
 Location: 144 Portland Road
 Ward: Woodside
 Description: Alterations : Alterations to frontage ; Use of ground floor for purposes within class A1 retail ; provision of 2 bedroom maisonette on upper floors: erection of single storey side/rear extension ; Erection of dormer extension in rear roof slope and rooflight windows in front roof slope (amended description)
 Drawing Nos: P9095/OS ; P9095/01 ; P9095/02 Revision B
 Applicant: Mr Robert Ramlakhan
 Agent: Mr Rosario Russo, Terrarossa Project
 Case Officer: Dean Gibson

Type of accommodation	Number of bedrooms	Number of persons
1 Maisonnette	2	4
Total	2	4

Number of car parking spaces	Number of cycle parking spaces
0	Not indicated

1.1 This application is being reported to Planning Sub-Committee because Councillor Paul Scott has referred it in accordance with the Committee Consideration Criteria and has requested it be determined by the Planning Sub-Committee.

2 RECOMMENDATION

- 2.1 That the Planning Sub-Committee resolve to REFUSE planning permission subject to:
- 2.2 That the Director of Planning and Strategic Transport has delegated authority to issue the refusal of planning permission for the following reasons :-

Refusal Reasons

- 1) The proposed retail use in an out of centre location would be detrimental to the retail viability and vitality of the Borough's defined retail areas and would thereby conflict with Policy 4.7 of the London Plan 2016 (as consolidated with alterations since 2011) and Policies SP3.9, SP3.11 and SP3.12 of the Croydon Local Plan Strategic Policies 2013 (CLP1) and Policy SH1 of the Croydon Replacement Unitary Development Plan (The Croydon Plan) 2006 (2013 Saved Policies as

identified in appendix 4 of the CLP1) and Policy DM9 of the Croydon Local Plan Detailed Policies and Proposals (CLP2) 2016 Proposed Submission.

- 2) The development would result in the loss of a small family house and would thereby conflict with Policies 3.3 and 3.5 of the London Plan 2016 (as consolidated with alterations since 2011), Policies SP2.5 and SP2.6 of the Croydon Local Plan Strategic Policies 2013 (CLP1), and Policies H7 and H11 of the Croydon Replacement Unitary Development Plan (The Croydon Plan) 2006 (2013 Saved Policies as identified in appendix 4 of the CLP1) and Policy DM1 of the Croydon Local Plan Detailed Policies and Proposals (CLP2) 2016 Proposed Submission.
- 3) The development would result in sub-standard accommodation by reason of an inadequate floor area and an unsatisfactory layout to the flat and would thereby conflict with Policies 3.3 and 3.5 of the London Plan 2016 (as consolidated with alterations since 2011) and The London Plan Housing Supplementary Planning Guidance 2016, and Policies SP2.5 and SP2.6 of the Croydon Local Plan Strategic Policies 2013 (CLP1), and Policy SP2.8 of the Croydon Local Plan Strategic Policies (CLP1.1) 2016 Proposed Submission, and Policies UD8, H2 and H7 of the Croydon Replacement Unitary Development Plan (The Croydon Plan) 2006 (2013 Saved Policies as identified in appendix 4 of the CLP1)
- 4) The size and siting of the rear single storey extension would not respect or improve the existing pattern of buildings and the spaces between and around them. It would thereby conflict with Policies 7.4 and 7.6 of the London Plan 2016 (as consolidated with alterations since 2011), Policies SP4.1 and SP4.2 of the Croydon Local Plan Strategic Policies 2013 (CLP1), and Policies UD2, UD3, and UD8 of the Croydon Replacement Unitary Development Plan (The Croydon Plan) 2006 (2013 Saved Policies as identified in appendix 4 of the CLP1) and the Supplementary Planning Document No.2 on Residential Extensions and Alterations and Policy DM11 of the Croydon Local Plan Detailed Policies and Proposals (CLP2) 2016 Proposed Submission.
- 5) The size and siting of the rear single storey extension would be detrimental to the amenities of the occupiers of an adjoining residential property resulting in loss of light and loss of outlook. It would thereby conflict with Policy 7.6 of the London Plan 2016 (as consolidated with alterations since 2011), Policy SP4.2 of the Croydon Local Plan Strategic Policies 2013 (CLP1), and Policy UD8 of the Croydon Replacement Unitary Development Plan (The Croydon Plan) 2006 (2013 Saved Policies as identified in appendix 4 of the CLP1) and the Supplementary Planning Document No.2 on Residential Extensions and Alterations and Policy DM11 of the Croydon Local Plan Detailed Policies and Proposals (CLP2) 2016 Proposed Submission.
- 6) Any other refusal reasons considered necessary by the Director of Planning and Strategic Transport.

Informatives

- 1) Site notice removal

- 2) Community Infrastructure Levy – In event of appeal.
- 3) Any other informative(s) considered necessary by the Director of Planning and Strategic Transport

3 PROPOSAL AND LOCATION DETAILS

Proposal

- 3.1 The proposal is to convert the existing single family dwelling into a shop (A1 Use Class) at the ground floor and convert the upper floors into a self-contained two bedroom maisonette.
- 3.2 Extensions are also proposed to the building. These would comprise a single storey side and rear wrap-a-round extension and a dormer extension to the rear roof slope. Rooflight windows are also proposed to the front roof slope.

Site and Surroundings

- 3.3 The site consists of a terraced two storey residential single family dwelling on western side of Portland Road. The building has a two storey outrigger with side run to the southern flank. There is a small rear garden. The site is bounded to the south by a residential dwelling (146 Portland Road). To the north (142 Portland Road) there is a retail unit (William Hill) at ground floor with a dwelling above. To the rear of the site is a commercial building use. The site is within an area of high density and a Local Area of Special Character. The site does not benefit from any retail designation. Portland Road is classified as a London Distributor Road.

The Planning History

- 3.4 17/06007/LP - Erection of single storey rear extension ; erection of dormer extension in rear roof slope; insertion of rooflight windows in front roof slope. Granted lawful development certificate 08/12/2017.
- 3.5 17/04354/LP – Alterations to rear ground floor ; erection of rear single rear extension ; erection of dormer extension in rear roof slope ; insertion of skylight windows in front roof slope. Granted lawful development certificate 07/09/2017.
- 3.6 08/03511/P – alterations to front elevation and use of former shop on ground floor for residential purposes in connection with remainder of building. Granted planning permission 09/09/2017 - Implemented

4 SUMMARY OF KEY REASONS FOR RECOMMENDATION

- 4.1 The proposed retail unit would be outside of a defined retail area and would undermine the vitality and viability of established retail areas in Croydon.
- 4.2 The proposed conversion would lead to the loss of small family house (i.e. a house with less than 130 square metres of gross internal floor area). The existing dwelling only has a gross internal floor area of 96.35 square metres.

- 4.3 The proposed maisonette would not meet the gross internal floor area standards as set out in the London Plan for 2 bedroom dwellings set over two floors. The second bedroom in the roofspace of the maisonette would have a poor and cramped layout. The proposed accommodation would therefore be of a poor standard.
- 4.4 The excessive size and siting of the proposed ground floor extension would be detrimental to the appearance and character of the existing dwelling and character of the area.
- 4.5 The excessive size and siting of the ground floor extension would be detrimental to the amenities of the adjacent residential occupiers at 146 Portland Road.

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.
- 6.2 Councillor Paul Scott referred the application to Planning Sub-Committee for decision on the following issues:-
- Restoration of retail use supporting the vitality and regeneration of the local area.
 - Change in housing provision.
- 6.3 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: 0

No of petitions: 0

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 London Plan 2016 (consolidated with alterations since 2011), 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.

CLP1.1 & CLP2

- 7.2 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. The Council has now received the Planning Inspector's report which found the Plan to be sound – subject to the changes identified and promoted by the Planning Inspector in his report. The Plan is being presented to Full Council on 27th February 2018 – with an expectation that the Plan will be adopted. 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 Planning Inspector's report has been published with the various policies and proposals found to be sound (albeit subject to heightened modifications) significant weight may be afforded the various policies and proposals included within CLP1.1 and CLP2
- 7.3 The NPPF identifies a number of key issues for the delivery of sustainable development, those most relevant to this case are:
- Section 2: Ensuring the vitality of town centres
 - Section 4: Promoting sustainable transport
 - Section 6: Delivering a wide choice of quality homes
 - Section 7: Requiring good design
 - Section 8: Promoting healthy communities
 - Section 10: Meeting the challenge of climate change, flooding and coastal change
- 7.4 The main policy considerations raised by the application that the Committee are required to consider are:
- 7.5 Consolidated London Plan 2016 (LP):
- 3.1 Equal Life Chances for All
 - 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
 - 4.7 Retail Vitality in Defined Centres
 - 5.2 Minimising Carbon Dioxide Emissions
 - 5.13 Sustainable Drainage

- 5.15 Water Use and Supplies
- 5.21 Contaminated Land
- 6.3 Transport Capacity
- 6.9 Cycling
- 7.2 An Inclusive Environment
- 7.3 Designing Out Crime
- 7.4 Local Character
- 7.6 Architecture
- 7.8 Heritage Assets
- 7.15 Reducing and Managing Noise
- 7.19 Biodiversity
- 7.21 Trees and Woodland

7.6 Croydon Local Plan: Strategic Policies 2013 (CLP1) and Partial Review (CLP1.1) Proposed Submission 2016:

- SP2.1 Homes
- SP2.2 Quantities and Locations
- SP2.6 Qualities and Standards (SP2.8 in CLP1.1)
- SP3.11 and SP3.12 Retail Vitality in Defined Centres
- SP4.1 and SP4.2 Urban Design and Local Character
- SP6.2 Energy and Carbon Dioxide Reduction
- SP6.3 Sustainable Design and Construction
- SP6.4 Flooding and Water Management
- SP7.4 Biodiversity
- SP7.5 Productive Landscapes
- SP8.3 Pattern of Development and Accessibility
- SP8.6 Sustainable Travel Choice
- SP8.7 Cycle Provision

7.7 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
- UD8 Protecting residential amenity
- UD13 Parking Design and Layout
- UD14 Landscaping
- UD15 Refuse and Recycling Storage
- UC5 Local Areas of Special Character
- NC3 - NC4 Trees
- EP1 – EP3 Pollution
- EP5 - EP7 Water – Flooding, Drainage and Conservation
- SH1 Retail Vitality in Defined Centres
- T2 Traffic Generation from Development
- T4 Cycling
- T8 Parking

- H2 Supply of new housing
- H7 Residential conversions
- H11 Loss of Small Houses

7.8 Croydon Local Plan : Detailed Policies and Proposals Proposed Submission 2016 (CLP2)

- DM1 Housing Choice
- DM6 Development In Neighbourhood Centres
- DM9 Development in Edge of Centre and Out of Centre Locations
- DM11 Design and Character
- DM14 Refuse and Recycling
- DM24 Sustainable Design and Construction
- DM25 Land Contamination
- DM26 Sustainable Drainage
- DM28 Protecting / Enhancing Biodiversity
- DM29 Trees
- DM30 Sustainable Travel
- DM31 Car and Cycle Parking
- DM49 South Norwood and Woodside

7.9 There is relevant Supplementary Planning Guidance as follows:

- SPD2 – Residential Extensions and Alterations
- SPG12 – Landscape Design
- SPG17 - Sustainable Surface Water Drainage
- London Plan Housing 2016 SPG

8 MATERIAL PLANNING CONSIDERATIONS

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

1. Principle of development – retail vitality and loss of small house
2. Townscape and visual impact and consideration of density
3. Housing Quality for future occupiers
4. Residential amenity for neighbours
5. Transport
6. Sustainability

Principle of Development – Retail Vitality and Loss of Small House

8.2 The appropriate use of land is a material consideration to ensure that opportunities for development are recognised.

8.3 The application proposes an A1 retail unit of 56.48m² on the ground floor (the figure of 62.5m² on the plans is not correct). In this case, the application site does not benefit from any retail designation and is not within a defined centre. It is an out-of-centre location.

- 8.4 Paragraph 24 of the NPPF states local planning authorities should apply a sequential test to planning applications for main town centre uses that are not in an existing centre and are not in accordance with an up to date Local Plan. They should require applications for main town centre uses to be located in town centres, then in edge of centre locations and only if suitable sites are not available should out of centre sites be considered. When considering edge of centre and out of centre proposals, preference should be given to accessible sites that are well connected to the town centre. Applicants and local planning authorities should demonstrate flexibility on issues such as format and scale.
- 8.5 Policy DM9 of CLP2 states that *'Where a sequential test satisfactorily demonstrates such uses cannot be accommodated within a town centre or edge of centre location or existing vacant units in any location, proposals will be acceptable in principle, provided the site is accessible and well connected to the town centre'*. Whilst the ground floor does have a history of use as a retail unit, (prior to 20018) the existing use of the site is residential. A sequential retail test is required on the proposal as the application is for a main town centre use (A1 use class) and the site is not within an identified centre. The site is 71m from the defined shopping parade on Portland Road and 500m from the defined District Centre. The site is therefore an 'out of centre' location.
- 8.6 The sequential test submitted by the applicant states that there are no town centre or edge of centre sites which can accommodate the proposal. The sites which have been assessed in the District Centre have been discounted as being too large or the rent advertised is too great for the applicant. Edge of centre sites have also been assessed and no preferable sites are found.
- 8.7 Having reviewed the sequential test, it is not agreed that there are no sites within the town centre or edge of centre that could not accommodate this proposal. The test clearly shows that there are a number of vacant sites within the town centre, including those of similar size to that proposed in this application. The reason given for the unsuitability of sites of "the applicant cannot compete with the levels of rental demanded in this prime shopping area," is not a suitable reason for identifying a site as unviable. The sequential test indicates that there are vacant sites within the town centre that could be used for the proposed A1 use. In line with paragraph 26 of the National Planning Policy Framework, where a proposal fails to satisfy the sequential test, it would warrant a reason for refusal.
- 8.8 In Croydon's emerging Policy document – Croydon Local Plan : Detailed Policies and Proposals (CLP2) the site is outside of the extent of the proposed Portland Road Neighbourhood Centre running between Watcombe Road and Woodside Avenue. Therefore, in this instance the proposed retail use would not benefit from emerging policy which promotes new retail uses within the Neighbourhood Centres.
- 8.9 Policy seeks to protect Croydon's stock of small family dwellinghouses. These are defined as houses with a gross internal floor area of less than 130 square metres. The existing house has a gross internal floor area of 96.35 square metres as it is set over two floors only, so is defined as a small house. Therefore, the loss of the small house would be contrary to policy and it would warrant a reason for refusal.

8.10 The principle of the development of the site is therefore considered to be unacceptable.

Design of Extensions / Effect of Extensions on Neighbouring Amenity

8.11 The Council's design guidance on residential extensions recommends that rear single storey extensions do not project out more than 3m in depth beyond adjacent properties. In this case the extension would project out 3.5m from the end of the outrigger. It would be full width. The extension would also infill the 6.18m depth of the side run on the southern flank of the outrigger. In this case there is a 3.5m depth extension attached to end of the outrigger of 146 Portland Road, however it has an open side run. Therefore, the proposed extension as a whole would not respect spaces between buildings and its overall siting and massing would be disproportionate to the ground floor of the existing rear elevation/amenity area. The infilling of the side run in conjunction with the full width extension to the end of the outrigger would also result in adverse loss of light and loss of outlook to the ground floor occupiers of 146 Portland Road (where there is at least one habitable room window on its northern flank elevation). The relationship of the extension to the other adjacent property at 142 Portland Road would be acceptable as it has a commercial unit (William Hill) at ground floor. The design and amenity issues would therefore warrant two reasons for refusal.

8.12 Subsequent to the submission of the planning application a lawful development certificate applications (Ref: 17/04354/LP and 17/06007/LP) were submitted for rear extensions to property. This included rear single storey extensions to the end of the outrigger and the side run. Both extensions were shown as 3 metres in depth. In comparison, the proposed wrap-a-round extension of the planning application is 3.5 metres depth to the end of the outrigger and 6.18 metres in depth in the side run. Therefore, the rear ground floor extensions of the lawful development certificate do not provide any justification for the size of the proposed rear single storey extensions of the planning application.

8.13 The Council's design guidance on residential extensions recommends that dormer extensions be no more than two-thirds the width of the existing roof slope and leave space around all sides. The proposed dormer extension would effectively occupy the full width / full height of the existing rear roof slope.

8.14 The lawful development certificate applications also included rear dormer extensions the same size and design as that which is proposed under the current planning application. On that basis given that the proposed dormer extension could be constructed under permitted development then its size and design would not warrant a reason for refusal.

Housing Quality for future occupiers

8.15 The 2bed/4person maisonette would be set over two storeys at first and second floor level. The London Plan requires such accommodation to have a minimum floor area of 79m². A total of 9.45m² floor area in the roofspace would be below a head height of 1.5m, so the proposed habitable floor area of the flat of 63.94m² would be considerably below the standard of 79m² required for this type of

accommodation (a figure for the flat of 79.5m² shown on the plans is incorrect). The second floor bedroom in the roof area would also have a restricted headroom and a cramped layout as part of the main bedroom area would be set in the eaves of the front roof slope. The bedroom would only be served by skylight windows. This would not be an acceptable arrangement. Therefore, the layout of the flat would warrant a reason for refusal.

Transport

- 8.16 The site has a Transport London Ptal of 3/4 so is moderately accessible by public transport. No off-street parking is proposed and none could be provided on site. The non-provision of parking would be acceptable in this case and it is not considered the proposed development would lead to an adverse increase in traffic generation or demand given the modest size of the retail unit. The road is well served by bus routes connecting to transport hubs.
- 8.17 No details have been provided for cycle storage, however, this matter could usually be secured by condition.

Sustainability

- 8.18 The residential element of the development would need to meet target consumptions rates to minimise water usage. This matter could usually be secured by condition.

Environmental Issues

Water Resources and Flood Risk

- 8.19 The connection to existing drainage systems would be maintained.

9 OTHER PLANNING ISSUES

Trees and landscaping

- 9.1 There is overgrown vegetation in the rear of the site, but there are no trees on the site. The site has no nature designation. The details of landscaping/boundary treatments could usually be secured by condition.

Refuse storage

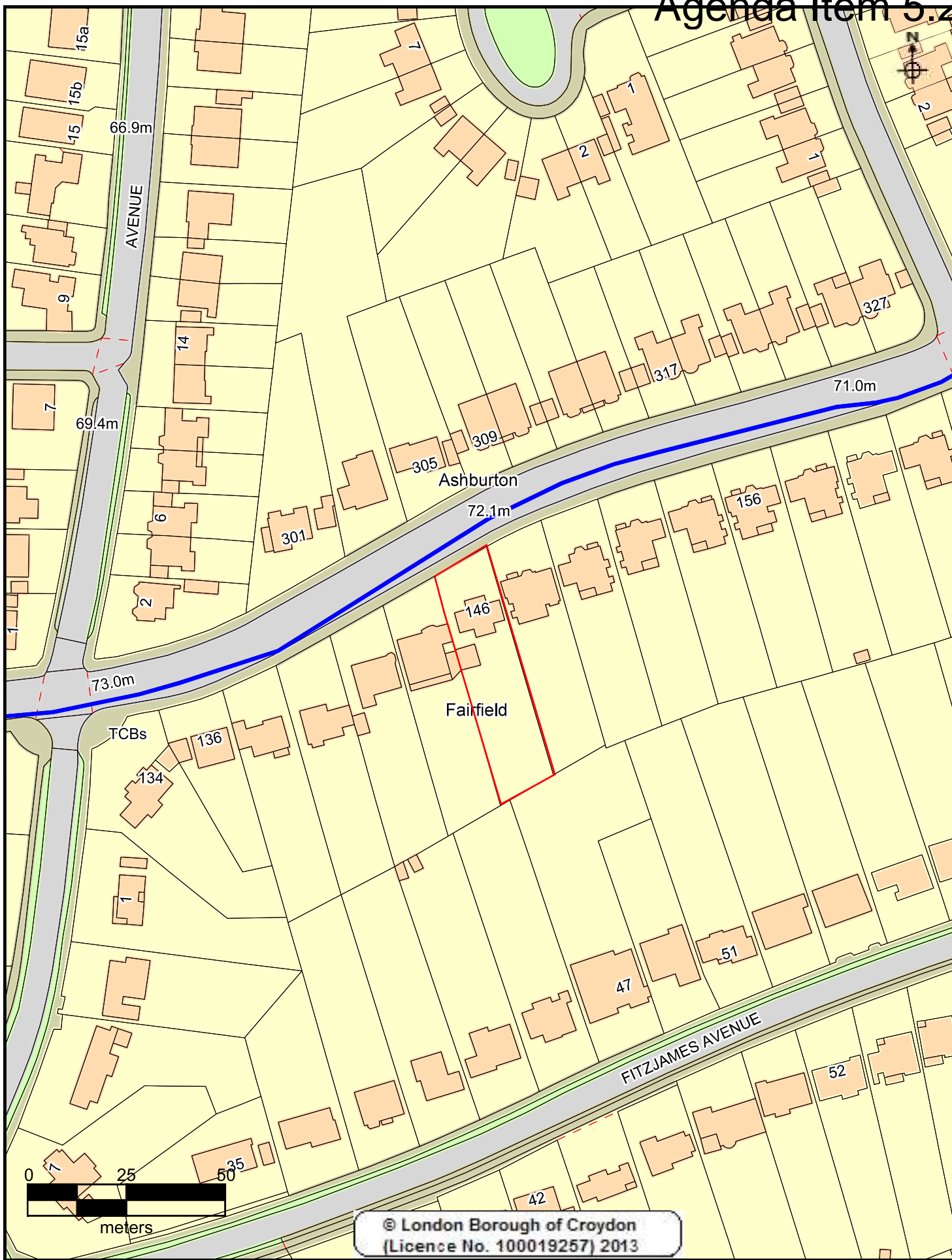
- 9.2 No details provided. This matter could usually be secured by condition.

Security

- 9.3 In terms of security, the development would increase natural surveillance of the adjacent properties.

Conclusion

- 9.4 The recommendation is to REFUSE planning permission. 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: 17/05355/FUL
 Location: 146 Addiscombe Road, Croydon, CR0 7LA
 Ward: Fairfield
 Description: Demolition of existing dwelling; erection of semi-detached property containing 2x4 bed houses.
 Drawing Nos: 1565/PL/01, 1565/PL/02, 1565/PL/03A, 1565/PL/04, 1565/PL/05A, 1565/PL/06A
 Applicant: Mr Oliver Zergani
 Agent: Apparchitecture
 Case Officer: Wayne Spencer

	1 bed	2 bed	3 bed	4 bed
Houses				2

Number of car parking spaces	Number of cycle parking spaces
2	0

1.1 This application is being reported to Planning Sub-Committee because it has been referred by a local Ward Member – requesting Sub 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. 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 practice 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 a pair of semi-detached, two-storey, four-bedroom houses
- Associated parking accessed off Addiscombe Road (1 spaces per unit)
- Refuse stores to both new properties
- Associated hard and soft landscaping

Site and Surroundings

3.2 The application site lies on the southern side of Addiscombe Road, approximately 100 metres east of its junction of Mapledale Avenue. The site is currently occupied by a two-storey detached dwelling with associated garden and front parking area. The existing dwelling would be demolished to facilitate the proposed development.

3.3 The surrounding area is residential in character with properties on the southern side of the road predominantly comprising of a mix of two storey and single storey detached properties of the same period. The properties on the northern side of the road primarily consist of detached and semi-detached two storey properties. The properties are generally of similar design with similar plot widths.

3.4 The application site lies outside of an area at risk of surface water flooding, is not within a conservation area and the building in question is neither nationally nor locally listed.

Planning History

3.5 No relevant planning history.

4.0 SUMMARY OF KEY REASONS FOR RECOMMENDATION

- The principle of the development is acceptable given the residential character of the immediate locality.
- 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 on Addiscombe Road would be acceptable.
- Sustainability aspects are controllable through the use of planning conditions.

5.0 CONSULTATION RESPONSE

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

6.0 LOCAL REPRESENTATION

6.1 The application has been publicised by 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: 8 Objecting: 8 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 the character of the area – all other properties within the existing road are detached properties and pairs of semis do not exist
- Impact upon the nature and amenities of the Whitgift Foundation Estate
- Design is out of keeping with the general built form found in the locality
- Orientation, scale, proportion and mass does not reflect the properties in Addiscombe Road
- Cramped and over developed
- Loss of privacy to neighbouring properties
- Increased disturbance to neighbouring properties
- Impact upon traffic flow/road safety of Addiscombe Road

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

- Failure to comply with covenants
- Loss of a private view
- Impact upon property values

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 Sub Committee is 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 5 December 2016 and was submitted to the Planning Inspectorate on behalf of the Secretary of State on 3 February 2017. The Council has now received the Planning Inspector's report which found the Plan to be sound – subject to the changes identified and promoted by the Planning Inspector in his report. The Plan is being presented to Full Council on 27th February 2018 – with an expectation that the Plan will be adopted.

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 Planning Inspector's report has been published with the various policies and proposals found to be sound (albeit subject to heightened modifications) significant weight may be afforded the various policies and proposals included within CLP1.1 and CLP2.

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 existing site currently consists of a detached dwelling on a plot which has a very similar plot width as the other dwellings in Addiscombe Road. The sub-division of the plot to allow the proposed pair of semi-detached dwellings would provide two plot widths which, if assessed individually would be less than those which typically found in the street. However, the proposed built form would provide a symmetrical

appearance with hipped roof elements and gable ended front features that would typically reflect the scale and massing of other two-storey detached properties within Addiscombe Road and would not be significantly different from the scale, massing and design of the existing property (to be demolished). There are other examples of semi-detached pairs, situated on the opposite side of Addiscombe Road. The width of the proposed built form would maintain adequate separation distances from the flank boundaries of both adjoining plots (typical within the street scene) and the plot frontages would be suitably combined, ensuring no visual break between the proposed dwellings, when viewed from the street. The plot frontages would be left relatively open which is typically associated with other properties in Addiscombe Road. The materials to be used would not be significantly at odds with neighbouring properties and the massing, architectural features and overall height would also reflect the properties in Addiscombe Road.

- 8.4 The properties would maintain a separation distance of 1 metre between the flank walls of the proposed built form and the flank boundaries with the adjoining plots and would continue the staggered front building line associated with the properties on the southern side of Addiscombe Road. The proposed dwellings would also incorporate single storey glazed rear elements which would not project significantly rearwards beyond the built form of the neighbouring properties. Although a significant part of the front garden would be hard landscaped to provide the driveway, there is the opportunity to use the remainder of the frontage to incorporate a meaningful landscaped garden area which would soften the appearance of the proposed development. The long rear gardens of the properties which exist in Addiscombe Road would allow sufficient private amenity spaces to be provided for both plots and would also be able to sufficiently accommodate cycle stores in order to conform to the London Plan requirements.
- 8.5 The siting of the proposed built form would not be detrimental to the wider character as it would respect the scale and massing of the built form in the locality. It is considered that the proposed built form would be adequately accommodated within the plot without appearing unduly cramped or overdeveloped. The overall design and external appearance of the built form is not considered to be significantly harmful to the character and appearance of the surrounding area. The layout, massing and scale would respect the detached nature of the built form in the immediate locality and it is not considered that the proposal would warrant the refusal of permission based upon the low overall visual impact upon the existing townscape. In conclusion, it is not considered that this development would be significantly harmful to the character and appearance of the surrounding area to sufficiently warrant the refusal of permission on these grounds.

Housing quality for future occupiers

- 8.6 The proposal involves the loss of a detached dwelling which has an internal floor area which exceeds 130sqm and therefore there would be no loss of a small family dwelling. The National Space Standards require the proposed 4-bed, 6 person dwellings to provide a minimum gross internal floor space of 106sqm. The new dwellings would exceed these requirements and would provide an acceptable standard of residential accommodation as a result. Whilst "Bedroom 4" of both properties would have an internal floor area of approximately 6.8 sqm which would be below the 7.5 sqm required by the National Space Standards, this would not be a substantive reason for refusal (in view of the more wider compliance with the space standards). All habitable rooms

of both properties would have a good outlook with adequate sized windows allowing a significant amount of natural light to enter both of the proposed dwellings. As such, there would be no detrimental impact upon the living conditions of future occupiers.

- 8.7 The new dwellings would both have access to private amenity spaces which would far exceed the London Plan guidance and would also provide one parking space 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

- 8.8 The new dwellings would maintain separation distances of 1 metre, between both 144 and 148 Addiscombe Road. The built form would not be significantly closer to the boundaries than the dwelling to be demolished and the hipped roof design would ensure that there would not be any further significant overbearing or overshadowing impact on neighbouring properties. Whilst a first-floor flank window is proposed for both new dwellings, these would serve a bathroom which would be non-habitable. These windows could therefore be conditioned to be obscure glazed and fixed shut to prevent any potential overlooking or loss of privacy to immediate neighbours. Whilst the rear facing windows of the dwellings would overlook the rear gardens of both properties, there is already a degree of overlooking from the existing dwelling. The level of overlooking and potential noise impact from the residential intensification of the site would remain within that expected within an urban area.

- 8.9 The proposed dwellings would be more than 25 metres from the other surrounding properties in Addiscombe Road. Given the siting of these properties in relation to the new dwellings combined with the separation distances, it is not considered that the development would appear visually intrusive, nor would it result 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.

- 8.10 No other properties are not considered to be affected by the development and the proposal is considered acceptable in this regard.

Transport

- 8.11 The application site is located in an area with a PTAL of 3, which is moderate. Addiscombe Road forms part of the TLRN and as such, Transport for London were consulted. The proposal seeks the introduction of a further access onto the site as well as the retention of the existing access arrangements. Whilst TfL raised no objections to the proposals, the Council's Transportation Team initially noted that the existing vehicle crossover (to be retained) is less than the 3.6 metres ordinarily required for a vehicle crossover (which is proposed to be the width of the new access). The proposed landscaping scheme proposes a dwarf wall (between the two front garden areas) which would provide sufficient space for a car to turn on site and exit in forward gear whilst providing a relatively open frontage to the street. Whilst the overall hardstanding width would still be less than the standard 10.8m width ordinarily required to allow for the vehicles to easily on site, given that no objection has been raised by TfL, the Transportation Team has withdrawn its objection to the scheme and is satisfied with the proposal from a highway safety perspective.

- 8.12 There is ample space within the rear garden to accommodate covered and secure cycle parking facilities – which would be secured through the use of planning conditions.

Refuse storage

- 8.13 The refuse stores would be located to the front of the proposed dwellings and are proposed to be set back significantly from the road. Their siting would be acceptable from a character point of view and would also comply with the London Plan standards.

Sustainability

- 8.14 Conditions would be secured in relation to a 19% carbon dioxide emission and a water use target of 110L per head per day.

Flood risk

- 8.15 The site does not lie within an area which is susceptible to surface water flood risk as identified by the Croydon flood maps with these areas being predominantly the main road itself and land to the west of the site. Consequently, no flood risk mitigation measures would be required to facilitate this development. Nevertheless, soft landscaping can suitably absorb rainwater and rainwater harvesting measures could be secured by planning condition.

Other Planning Issues

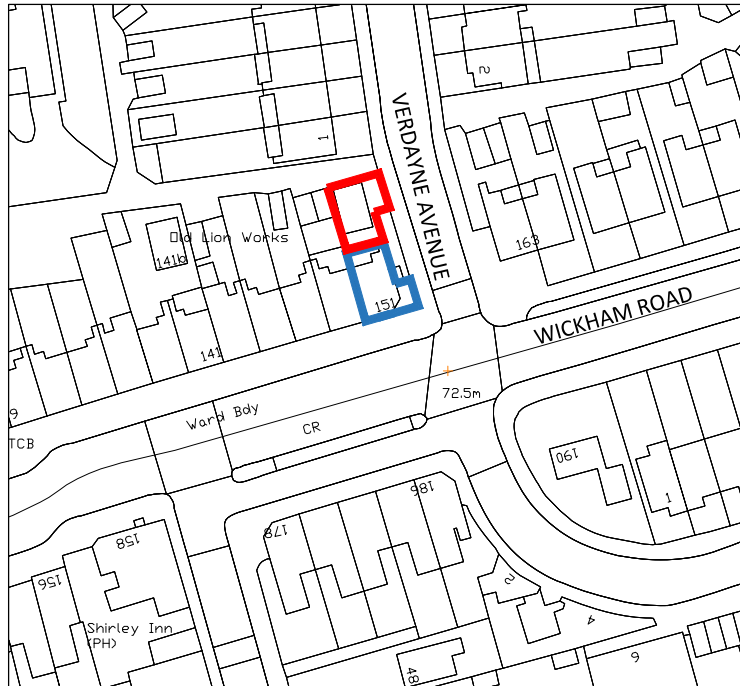
- 8.16 There is a street tree at the front of the site which is proposed to be retained and no trees are proposed to be affected as a result of this development. As such, it is not considered that the development would have any undue impact upon trees or ecology.

Conclusions

- 8.17 The proposal would result in the redevelopment of the site which would provide 2 additional 4-bed family homes within the borough. The development would not be significantly harmful or 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 by condition. It is therefore recommended that permission is granted.
- 8.18 All other relevant policies and considerations, including equalities, have been taken into account.

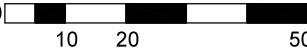
Agenda Item 5.3

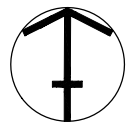
REVISION	ISSUE	DATE
P0	Planning Issue	21.12.17



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Site Location Plan

SCALE 1 : 1250 



General Notes

1. Do not scale. Dimensions to be measured on site.
2. To be read in conjunction with all drawings in 1618 series.
3. Information only. Not for construction.

PROJECT	
Land to r/o 151 Wickham Rd, CR0 8TE	
Clifford Blackmore Ltd.	

DRAWING STATUS :- PLANNING				
TITLE: Site Location Plan				SCALE 1:1250
				PAPER SIZE A4
DRAWING NUMBER				
PROJECT	TYPE	ELEMENT	NUMBER	REVISION
1618	L	(0-)	001	P0

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PART 5: Planning Applications for Decision

Item 5.3

1 SUMMARY OF APPLICATION DETAILS

Ref: 17/06391/FUL
 Location: Land to R/O 151 Wickham Road, Croydon, CR0 8TE
 Ward: Shirley
 Description: Demolition of existing shed and store and erection of a two storey, two bedroom, three person detached dwelling with associated landscaping, cycle and refuse storage.
 Drawing Nos: 1618 L (0-) 001 P0, 1618 L (0-) 010 P0, 1618 L (0-) 300 P0, 1618 L (--) 010 P0, 1618 L (--) 100 P1, 1618 L (--) 101 P1, 1618 L (--) 300 P1, 1618 L (--) 301 P1, 1618 L (--) 302 P1, 1618 L (--) 303 P1.
 Applicant: Clifford Blackmore Ltd
 Agent: Mr Alan Gunne-Jones
 Case Officer: Tim Edwards

Flats	One 2-bed, 3-person unit
--------------	---------------------------------

Number of Car Parking Spaces	Number of cycle parking spaces	PTAL Rating
0	2	3

1.1 The application is being reported to sub-committee because the ward councillor (Councillor Chatterjee) made representations in accordance with the committee consideration criteria and requested committee consideration. The proposal was also referred to committee by Monks Orchard Residents’ Association (MORA).

2 RECOMMENDATION

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

Conditions

- 1) Development to be carried out in accordance with the approved drawings and reports except where specified by conditions.

- 2) All external materials to be submitted to the LPA for approval before any above ground works commence.
- 3) Details of proposed cycle and refuse store, including for retail unit, shall be provided prior to the first occupation of the site.
- 4) The proposal shall only be carried out in accordance with the submitted flood risk assessment.
- 5) A landscaping plan detailing all soft and hard landscaping, boundary treatments and details of the proposed planting mix and management of the proposed green roof shall be provided
- 6) No windows to be installed within the first floor of the southern elevation
- 7) 19% reduction in carbon emissions
- 8) Water usage restricted to 110 litres per person per day
- 9) Commencement of development within three years of consent being granted
- 10) Any other planning condition(s) considered necessary by the Director of Planning and Strategic Transport

Informatives

- 1) Community Infrastructure Levy
- 2) Code of Practice for Construction Sites
- 3) Any other informative(s) considered necessary by the Director of Planning and Strategic Transport

3 PROPOSAL AND LOCATION DETAILS

Proposal

3.1 The proposal comprises the following:

- The proposed demolition of the existing store and shed.
- The erection of a single/two storey dwelling with green roof which would be partially sunken below ground level.
- The proposed development would create a 2 bedroom, 3 person unit.
- Provision of refuse and recycling stores.
- Provision of hard and soft landscaping.

Site and Surroundings

3.2 The application site is located at the rear of 151 Wickham Road, which is based within the Primary Shopping Area of Shirley Local Centre. 151 Wickham Road is currently mixed use, with A1 use at ground floor level and flats provided above under C3 use.

3.3 The site is located towards the rear of a corner plot and would front Verdayne Avenue.

3.4 Although the site is not located within a surface water area, it is noted that the surroundings street falls within an area at risk of flooding once in every 1000 years.

Planning History

3.5 No relevant planning history related to the development site.

4 SUMMARY OF KEY REASONS FOR RECOMMENDATION

- The principle of the development is acceptable given the nature of the site.
- The design and appearance of the development is contemporary and 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 is considered acceptable.
- The refuse and cycle storage is considered acceptable.

5 CONSULTATION RESPONSE

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

6 LOCAL REPRESENTATIONS

6.2 The application has been publicised by way of neighbourhood notification letters. The number of representations received from neighbours and local groups in response to notification and publicity of the application was as follows:

No of individual responses: 9 Objecting: 7 Supporting: 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:

1	Summary of Objection	2	Response
3		4	
5	Over development	6	See paragraph 8.2 – 8.8
7	Out of character	8	See paragraph 8.2 – 8.8
9	Impact upon the amenities of the adjoining occupiers	10	See paragraph 8.10 – 8.13
11	Lack of parking provision	12	See paragraph 8.14 – 8.15

13	The proposed development will increase the chance of flooding	14	See paragraph 8.19
15	Substandard accommodation for future occupiers	16	See paragraph 8.9
17	The proposed position of the refuse storage is poorly designed	18	See paragraph 8.17
19	Impact on existing rear accesses	20	See paragraph 8.16

6.3 It is noted that Councillor Chatterjee and MORA objected to the development for the following reasons:

- Out of character development.
- The roof form does not reflect that of the surrounding dwellings
- The kitchen and bathroom are positioned on the lower ground floor and may require waste water and sewage to be pumped to main waste services level. *[Officer Comment: This is not a planning consideration].*
- Surface water which falls within the sunken amenity area will need to be pumped up into the surface water main drainage system.
- The bin store is not on level ground and is of poor design.
- Unsustainable development.
- Poor amenities for future occupiers.
- Lack of car parking.

The following comments were made in support of the application:

- The proposal will improve an unused commercial area which has previously been used for storing refuse.
- Improved outlook for adjoining occupiers.
- A well-designed proposal.

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.

- a. 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
- Delivering a wide choice of high quality homes
- Providing a good standard of amenity for existing and future occupants of buildings and land
- Promoting sustainable transport

b. 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

7.2 There is a new draft London Plan that is currently out for public consultation which expires on the 2nd March 2018. The GLA current program is to have the examination in public of the Draft London Plan in Autumn 2018, with the final London Plan published in Autumn of 2019. The current 2016 consolidation Plan is still the adopted Development Plan. However the Draft London Plan is a material consideration in planning decisions and will gain more weight as it moves through the process to adoption. At present the plan in general is considered to carry minimal weight

7.3 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. Policies which have not been objected to can be given some weight in the decision making process. 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.

7.4 Croydon Local Plan: Strategic Policies 2013/Partial Review Proposed Submission 2016 (CLP1 and CLP1.1):

- SP1.1 Sustainable development
- SP1.2 Place making
- SP2.1 Homes
- SP2.2 Quantities and location
- SP2.5 (SP2.7 in CLP1.1) Mix of homes
- SP2.6 (SP2.8 in CLP1.1) 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
- Shirley: Places of Croydon

7.5 Croydon Local Plan: Detailed Policies and Proposals CLP2 – Proposed Submission 2016

- DM1 Sustainable housing choice
- DM11 Design and character
- DM14 Refuse and recycling
- DM17 Promoting healthy communities
- DM24 Sustainable design and construction
- DM25 land contamination
- DM26 Sustainable drainage systems / reducing flood risk
- DM28 Protecting and enhancing biodiversity
- DM30 Promoting sustainable travel and reducing congestion
- DM31 Car and cycle parking in new development
- DM47 Shirley

7.6 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

7.7 Supplementary Planning Guidance

- London Housing SPG March 2016

8 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
- Flood Risk

Principle of development

8.2 The application site lies within an established residential area which comprises a mixture of flatted and single dwelling developments. Currently the site is ancillary to 151 Wickham Road but its redevelopment is not considered to detrimentally impact the existing and future use of this commercial unit. The principle to provide an additional unit is therefore considered acceptable subject to further considerations listed below.

Townscape and visual impact

8.3 The proposed demolition of the existing shed and store on site is considered acceptable, taking into account that these are not of high architectural merit. Although the site does front Verdayne Avenue, it is also forms part of the rear of the shops and residential dwellings which front Wickham Road. At the rear of this

shopping parade are a number of substantial large single storey extensions and two storey flat roof detached buildings.

- 8.4 The proposed location of the building within the site is considered appropriate. Although it is positioned forward of 1 Verdayne Avenue, the design of the proposal has been staggered to gradually step forward of no.1 whilst not projecting any closer to the roadside than the flank elevation of 151 Wickham Road. This is considered to respect the existing building line, taking into account the sites role within both street scenes.
- 8.5 The proposed scale of the building as a two storey development is partially positioned below the existing land levels. This allows the proposed dwelling to remain subservient to 151 Wickham Road as well as the semi-detached properties in Verdayne Avenue. The proposed roof is also positioned below the eaves of these adjoining occupiers.
- 8.6 The proposed elevation is considered to respect that of the existing dwellings found within Verdayne Avenue. As the site is partially positioned below street level and the ground floor partially hidden from the street scene by an existing store which falls outside the site boundary, overall the building frontage is considered acceptable. The proposed dwelling will also address the street through the first floor windows located within the proposed bedrooms and is considered to provide natural surveillance over Verdayne Road and the existing access road.
- 8.7 It is noted that the proposed flat roof form is not a predominant feature in the immediate vicinity in buildings which provide active frontages. However, there are examples of flat roof developments of different uses which are positioned in small in-fill locations (for example 2-4 West Way Gardens, The 1924 Shirley Squadron Air Training Corps building on The Vale and the rear extensions and outbuilding based at the rear of the Shirley Inn) within the wider Shirley Area. Taking into account the proposed building's location within the site, its mass which is subservient to the surrounding buildings and the nature of the site, overall the proposal development is considered to respect the existing wider street scene.
- 8.8 The overall scale, massing and design is considered appropriate in respect of the above policies and is considered to be in keeping with the character and appearance of the surrounding area.

Housing quality for future occupiers

- 8.9 The layout of the proposed unit is considered acceptable with regards to the amenities of any future occupiers. Although the proposed ground floor is partially below the existing land levels, fenestration is proposed in the eastern and western flank elevations, some of which have been amended during the application process. However, considering these windows are positioned within the ground floor bathroom and upper bedroom for which it is a secondary glazing, overall these amendments are not considered to be detrimental to the amenities of future occupiers. There would be large glazed doors within the

ground floor of the south elevation and a large rooflight above the living/dining area providing daylight to the ground floor. It is noted that the bi-fold doors are in close proximity to the proposed site boundary but overall the unit is considered to provide acceptable amenities for future occupiers. Additionally, all upper floor habitable rooms have dual aspect and good outlook to the front elevation.

Residential amenity for neighbours

- 8.10 There is approximately a 4.3 metre gap between the flank elevation of the proposed dwelling and 1 Verdayne Avenue. Although the proposal is positioned forwards of no.1, it is not considered to detrimentally impact the outlook or light levels of these adjoining neighbours, especially when considering the scale of the proposal. Although amended plans now indicate a window within this flank elevation at first floor level, as this is high level and not directly overlooking any flank fenestration within this adjoining occupiers, overall the proposal is not considered to impact the amenity of neighbouring property. It would not cut a line taken at 45° from the windows of the neighbouring property on Verdayne Avenue.
- 8.11 The proposed southern elevation is separated from the rear elevation of 151 Wickham Road by approximately 3.60 metres at the ground floor, and 5.60 metres at the first floor. This is clearly in close proximity to the host property. The building has been designed to sit below the windows at first floor, which serve habitable rooms; a kitchen and bathroom. As such not significant impact on light and outlook from those windows would result. There is a ground floor window to the rear of the shop unit which would be affected, but as it is not in residential use, this impact is considered to be acceptable. There would be some impact on surrounding properties in the parade of shops however ground floors tend to be retail in nature and the building is set below first floor windows. Additionally, the neighbouring property has had a large single storey extension built so that windows are near to the rear site boundary. As such, this impact is considered to be minimal.
- 8.12 The proposal is likely to result in an increased number of occupants inhabiting the application site. However, considering the property is detached in nature, reasonably separated from the adjoining occupiers with the expectation that the development will be required to comply with building control regulations in regards to sound and noise insulation, overall the proposal is not considered to increase noise/disturbance to an unacceptable level.
- 8.13 Overall, the development is considered to be in accordance with the relevant policies and would not result in harm to the residential amenities of surrounding occupiers.

Transport

- 8.14 The subject site is in an area with a PTAL accessibility rating of 3 (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 below average access to public transport. However, there are a number of bus routes (194, 367, 198, 119, 130, 466) all within close proximity of the site.
- 8.15 The proposed development would not create a net loss of off-street parking provision on site. The proposal does not include any on-site parking, however, considering the location of the development within a local centre and in close proximity to a number of bus routes, overall this is considered acceptable.
- 8.16 Provision is also made on site for 2 cycle parking spaces which adheres with the London Plan. Objections have been received stating the proposal will result in closing the rear access; this is not proposed.
- 8.17 It is noted that as originally proposed drawings indicate a refuse collection which would be below the street. With the agreement of the applicant, the proposed final position and accessibility to street level will be conditioned accordingly to ensure that the refuse store will be provided at street level not requiring any future occupier to bring any bins up any steps.

Sustainability

- 8.18 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.

Flood Risk

- 8.19 Although, the site does not fall within an area at risk of surface water, the street itself, Verdayne Avenue does fall within an area at risk of flooding once in every 1000 years. The site existing hard standing would be altered and the submitted Flood Risk Assessment specifies mitigation methods including the introduction of a green roof and permeable paving will be introduced. This is considered acceptable and would be conditioned accordingly
- 8.20 As highlighted, the proposal would also be positioned below the existing land levels. However, considering the proposed two storey nature of the development it provides a clear opportunity for any future occupier to escape a potential flood by moving to first floor level.

Conclusions

- 8.21 The proposal would result in the redevelopment of an existing site which would provide an additional home in the borough. The development would be in keeping with the character of the area, would not have a significant impact on the amenities of adjoining occupiers within a sustainable location with access to public transport in close proximity. Landscaping, refuse and sustainable drainage are all acceptable in principle and can be secured by condition.

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

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