

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, 8 March 2018** at the rise of Planning Committee but not earlier than **8.00pm** 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, 27 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 right-hand side.

To register a request to speak, please either e-mail

Planning.Speakers@croydon.gov.uk or phone the number above 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 - 14)

To approve the minutes of the meeting held on 8 February 2018 and 22 February 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 15 - 18)

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

5.1 5.1 17/06367/FUL Land rear of 16 Honister Heights, Purley, CR8 1EU (Pages 19 - 28)

Demolition of existing garage and erection of single storey dwelling with accommodation in roof space.

Ward: Sanderstead

Recommendation: Grant permission

6. Exclusion of the Press & Public

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

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

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Planning Sub-Committee

Meeting of held on Thursday, 8 February 2018 at 8.30 pm in Council Chamber, Town Hall,
Katharine Street, Croydon CR0 1NX

MINUTES

Present: Councillor Paul Scott (Chair);
Councillor Humayun Kabir (Vice-Chair);
Councillors Jason Perry, Steve Hollands and Sherwan Chowdhury

PART A

A12/18 **Minutes of the previous meeting**

RESOLVED that the minutes of the meeting held 28 January 2018 be signed as a correct record.

A13/18 **Disclosure of Interest**

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

A14/18 **Urgent Business (if any)**

There was none.

A15/18 **Planning applications for decision**

1 **17/05738/FUL 1A Gainsborough Drive, South Croydon, CR2 9AX**

After the Officer's presentation there were no questions of clarification from Members.

Lorraine Oakley, speaking in objection to the application, made the following points:

- The design was not in keeping with the character of the area and allowed for little room for planting.
- The property dominated the street scene, being twice as wide as other properties in the area.
- Many of the issues that had been raised by the inspector on appeal had not been addressed by the developer.
- The site had been developed without permission and with no enforcement from the Council to ensure works didn't go ahead.

Helen Greenhalgh, speaking in favour of the application, made the following points:

- Since the appeal the developers had engaged with officers closely to deal with the design issues raised and amendments had been incorporated into the application.
- Key issues raised by the inspector, such as the front ramp, had been addressed in the application.
- Planting had been included to soften the landscaping.

Councillor Tim Pollard, speaking against the application, made the following points:

- Issues such as removal of the ramp did not go far enough in dealing with the inspector's concerns.
- There were numerous design flaws, such as the layout of the windows and front door.
- The flower bed was so narrow it was unlikely to provide much soft landscaping.

Officers present responded with the following points:

- The government supported retrospective applications as a solution to resolving disputes with developers.
- The concerns raised by the inspector were the ramp and frontage of the property, both of which had been addressed in the application.
- Officers had worked with the developers to ensure an appropriate species of plant would be planted in the bed area.

Councillor Perry moved a motion for refusal on the basis that the design was out of character with the local area. Councillor Hollands seconded the motion.

Councillor Scott moved a motion for approval. Councillor Kabir seconded the motion.

The first motion for refusal was put to the vote and fell, with two Members voting in favour and three voting against.

The second motion for approval was put to the vote and was carried, with three Members voting in favour and two voting against.

The Sub-Committee therefore **RESOLVED** to grant permission to development at 1A Gainsborough Drive, South Croydon, CR2 9AX.

The meeting ended at 9.12 pm

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Date:

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Planning Sub-Committee

Meeting of held on Thursday, 22 February 2018 at 9:10 in Council Chamber, Town Hall,
Katharine Street, Croydon CR0 1NX

MINUTES

Present: Councillor Paul Scott (Chair);
Councillor Humayun Kabir (Vice-Chair);
Councillors Jamie Audsley, Jason Perry and Sue Winborn

Also Present: Councillor Richard Chatterjee and Vidhi Mohan

PART A

A16/18 **Minutes of the previous meeting**

The minutes of the meeting held on 8 February 2018 was deferred to the meeting on 8 March 2018.

A17/18 **Disclosure of Interest**

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

A18/18 **Urgent Business (if any)**

There was none.

A19/18 **Planning applications for decision**

A20/18 **5.1 17/01115/FUL 144 Portland Road, South Norwood, London, SE25 4PT**

This item was withdrawn.

A21/18 **5.2 17/05355/FUL 146 Addiscombe Road, Croydon, CR0 7LA**

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

Ward: Fairfield

Following the officer's presentation, the Committee Members asked for further clarification on the number of bedrooms in the proposed homes and the separation between the houses. The Committee was informed that the separation as proposed would be between 1 metre and 1.2 metres away would be a good separation to the boundary. Each home would be a four bedroom unit.

Mr McQuillan, speaking against the application, made the following points:

- There would be a detrimental difference in character with the look of houses on both sides of Addiscombe Road that was not identified well in the report.
- The site orientation, scale, mass and proportion does not reflect the properties described in the report.
- The development would be a loss of privacy to the neighbouring properties, with increase disturbance.
- Addiscombe Road would be over-developed and cramped.
- The application fails to comply with covenants.

Cllr Mohan, Ward Councillor, speaking against the application, made the following points:

- The key issue falls in the south side of the Addiscombe Road and northbound is two complete different areas. It is a unique area that should not be destroyed for one additional house.
- There was a duty to protect the character of the area.
- Wrong step to take for semi-detached properties.
- Other issues include the cramped and over-developed use of space.
- No privacy for neighbouring properties.
- One addition house would require more cars.
- Addiscombe Road is not an easy road to drive through, it was a safety hazard.
- This application would need to be looked into in terms of the Whitgift Foundation Estate.

The Head of Development Management responded with the following points:

- The character of a street needs to be looked at as a whole and public space. There would be variety of styles within the street, and therefore it would be inappropriate to make judgment to a street as character.
- The development meets housing targets which is to deliver 33,000 new homes. This would be a good opportunity to provide additional family units in the area and works well in terms of access.

Councillor Winborn moved a motion for refusal on the grounds of detrimental effect to the area. Councillor Brew seconded the motion.

Councillor Scott moved a motion for approval and Councillor Kabir seconded the motion.

The motion for approval to the planning permission was put forward to the vote and was carried with three in favour and two against. The second motion therefore fell.

The Committee thus **RESOLVED** to grant the application of 17/05355/FUL 146 Addiscombe Road, Croydon, CR0 7LA.

A22/18 **5.3 17/06391/FUL Land to R/O 151 Wickham Road, Croydon, CR0 8TE**

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

Following the officer's presentation, the Committee Members asked for further clarification on cladding and render. The Committee was informed that the homes is not render and would have a cream or off-white whip work, which would detail how it would present itself to the street.

Sony Nair, Chairman of Nora, speaking against the application, made the following points:

- The application is out of character to the other homes in the area.
- This application does not respect the pattern in the area.
- The plan was an over-development as it covered over 50% of garden land.
- Fast food rubbish would be found in the condensed alley way, and thus refuse storage should to be put forward in the application rather than a condition.
- Entry access is only a width which would block areas.
- No street parking
- Housing is not affordable, and would impact on property value on the road.

Alan Gunne-Jones, speaking in favour of the application, made the following points:

- Following a pre-application consultation, this application was in refinement.
- The proposal had looked closely at comments from third party and had taken the concerns into consideration.

- Character location of the site is rear to commercial zone. Retail use on ground floor with flat above.
- This is a residential two storey terraced detached building.
- The proposal will improve an unused commercial area which has previously been used for storing refuse.
- There would be white painted brick and fair faced white coloured brick homes.
- Solutions for refuse storage and collection may be to provide a lift house where it brings wheely-bin to street level and an alternative to relocate the refuse storage.

Cllr Chatterjee, Ward Councillor, speaking against the application, made the following points:

- The development is out of character.
- 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.
- The bins store is not on the level ground. Even if proposal for street level, how would this be achieved; it would reduce the amenities area.
- There is a real problem in the dimness of natural light.

The Head of Development Management responded with the following points:

- There would be a way where the bin could be wheeled out to the stair case.
- There would still be a reasonable size garden to attract a small family.
- The applicant has approached a contemporary solution.

Councillor Kabir moved a motion for approval and Councillor Scott seconded the motion.

Councillor Brew moved a motion for refusal on the basis that the development does not look like a quality design. Councillor Winborn seconded the motion.

The motion for approval was put forward to the vote and was carried with three in favour and two against. The second motion therefore fell.

The Committee thus **RESOLVED** to grant the application of 17/06391/FUL Land to R/O 151 Wickham Road, Croydon, CR0 8TE.

The meeting ended at 9.56 pm

Signed:

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Date:

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PLANNING SUB-COMMITTEE AGENDA

PART 5: Planning Applications for Decision

1 INTRODUCTION

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

2 MATERIAL PLANNING CONSIDERATIONS

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

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

3 **ROLE OF THE COMMITTEE MEMBERS**

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

4. **THE ROLE OF THE CHAIR**

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

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

5. PROVISION OF INFRASTRUCTURE

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

6. FURTHER INFORMATION

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

7. PUBLIC SPEAKING

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

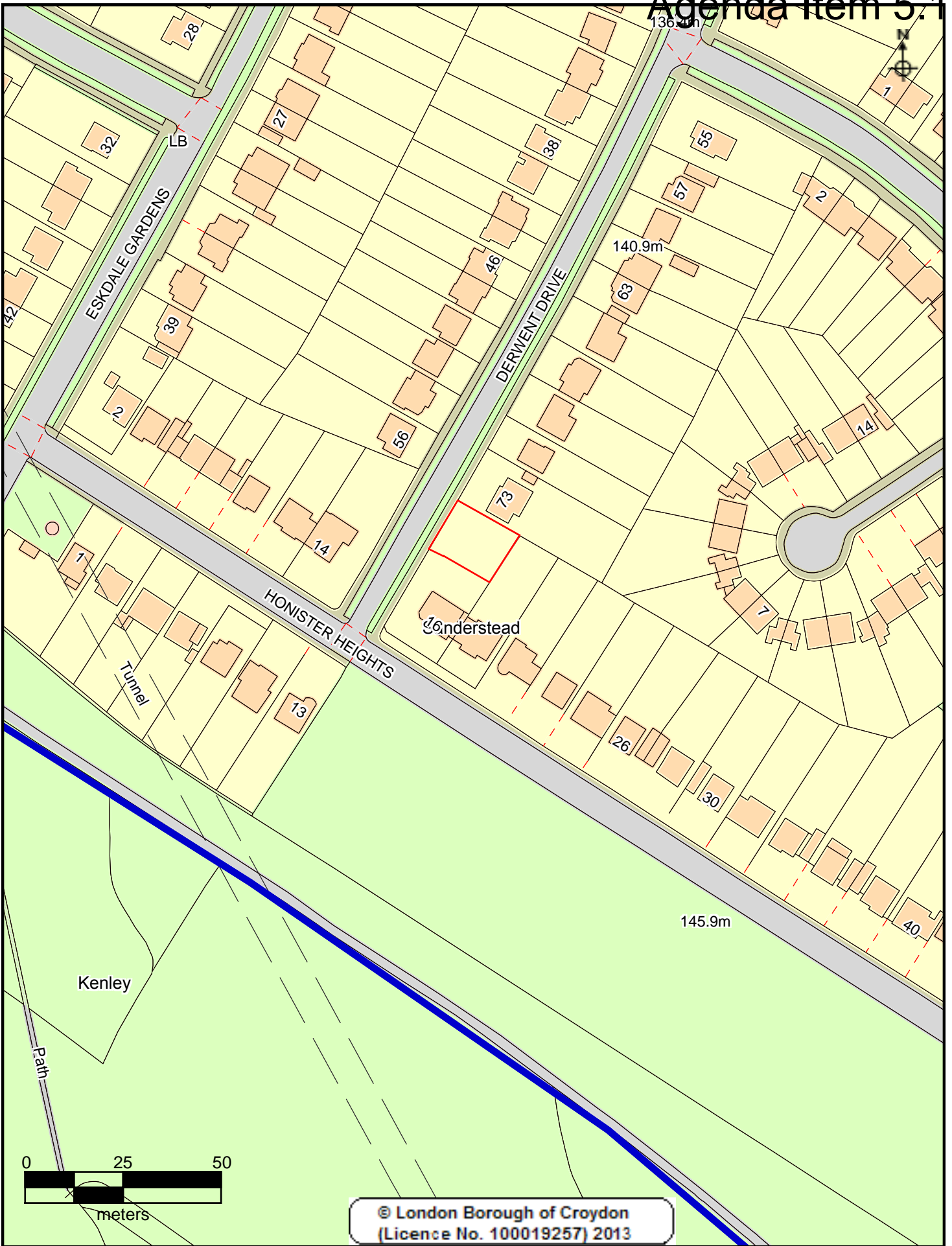
8. BACKGROUND DOCUMENTS

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

9. RECOMMENDATION

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

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PART 5: Planning Applications for Decision

Item 5.1

1 APPLICATION DETAILS

Ref: 17/06367/FUL
 Location: Land rear of 16 Honister Heights, Purley, CR8 1EU
 Ward: Sanderstead
 Description: Demolition of existing garage and erection of single storey dwelling with accommodation in roof space
 Drawing Nos: 1735-01, 1735-04, 1735-05 Rev D, T-01 Rev P1
 Agent: Mr Anderson
 Case Officer: Dan Hyde

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

2 RECOMMENDATION

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

Conditions

- 1) The works shall be carried out wholly in accordance with the submitted plans
- 2) No additional windows in the north east or south west elevations
- 3) The windows in the south east first floor elevation shall be obscure glazed and fixed shut to a height of 1.7m
- 4) Construction Logistics Plan to be submitted and approved prior to the commencement of development
- 5) Details of bin and cycle stores to be submitted and approved prior to commencement of development
- 6) Landscaping scheme to be submitted and approved prior to commencement
- 7) Parking and access arrangements to be provided prior to the occupation of the site and retained thereafter for the lifetime of the development
- 8) Materials as specified in the application form
- 9) 19% Carbon Dioxide reduction
- 10) Water usage limit of 110 litres per person per day
- 11) Commence the development within 3 years of the date of this decision
- 12) Any other planning condition(s) considered necessary by the Director of Planning & Strategic Transport

Informatives

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

3 PROPOSAL AND LOCATION DETAILS

Proposal

3.1 The applicant seeks full planning permission for the:

- Demolition of existing garage;
- Erection of single storey dwelling with accommodation in the roof space, providing a 2 bedroom unit for 4 people;
- Construction of parking area to front of site for 2 car parking spaces with 1 integral garage;
- Alterations to landscaping.

Site and Surroundings

- Residential in character;
- Properties that surround the site are relatively similar in character largely consisting of detached properties, with some semi-detached properties in the vicinity;
- Riddlesdown Collegiate is to the east of the site;
- The site is within an Archaeological Priority Zone.
- PTAL of 1a

Planning History

3.2 The following application is relevant to the assessment and determination of the application:

02/00167/P

Erection of a detached four bedroom house at rear with integral garage; formation of vehicular access onto Derwent Drive

Refused on grounds of: character; overdevelopment; lack of amenity space; impact on adjoining occupiers and highway safety.

03/04179/P

Erection of single/two storey side extension; erection of detached garage at rear and formation of vehicular access onto Derwent Drive

Approved

4 SUMMARY OF KEY REASONS FOR RECOMMENDATION

- The proposed development would contribute to the meeting of housing targets.
- The proposal would be an acceptable addition to the street scene.
- The proposal would accord with the Technical Housing Standards – Nationally Described Space Standards and would provide acceptable living conditions for future occupiers.

- The proposal would not prejudice highway safety or the parking situation in surrounding streets given the acceptable levels of parking that is proposed on site, and acceptable visibility when exiting the site.
- There would be no significant harm to neighbouring properties and associated residential amenities, given location of windows and the relationship of the proposal to neighbouring dwellings on Honister Heights and Derwent Drive. There would be adequate separation distances between the proposed development and surrounding properties.

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 letters sent to neighbouring occupiers of the application site. The number of representations received from neighbours, local groups etc in response to notification and publicity of the application were as follows:

No of individual responses: 14 Objecting: 13 Supporting: 1

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

Objections:

- Overdevelopment of the site
- Detrimental impact to the neighbouring occupiers residential amenities
- Not in keeping with the surrounding area
- Detrimental impact on the street scene
- Dangerous access arrangements
- Increase in traffic levels during construction and after completion
- Increase in traffic on surrounding roads

Supporting:

- Good to see modern build in the area

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

- Good to see investment in the area [OFFICER COMMENT: Investment into local areas through new build schemes such as this is not a material planning consideration.]

7 RELEVANT PLANNING POLICIES AND GUIDANCE

7.1 In determining any planning application, the Council is required to have regard to the provisions of its Development Plan so far as is material to the application and to any other material considerations and the determination shall be made in accordance with the plan unless material considerations indicate otherwise. The Council's adopted Development Plan consists of the Consolidated London Plan 2015, the Croydon Local Plan 2018 (CLP) and the South London Waste Plan 2012.

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

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

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

Consolidated London Plan 2015 (LP):

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

Croydon Local Plan 2018 (CLP):

- SP2 on homes
- SP4 on urban design and local character
- SP6 on environment and climate change
- SP8 on transport and communications
- DM1 on housing choice for sustainable communities
- DM10 on design and character
- DM13 on refuse and recycling
- DM16 on promoting healthy communities
- DM19 on promoting and protecting healthy communities
- DM23 on development and construction
- DM24 on land contamination
- DM25 on sustainable drainage systems and reducing flood risk
- DM27 on biodiversity
- DM28 on trees
- DM29 on promoting sustainable travel and reducing congestion
- DM30 on car and cycle parking in new development
- Applicable place-specific policies

Supplementary Planning Guidance as follows:

- Technical Housing Standards – Nationally Described Space Standards

8 MATERIAL PLANNING CONSIDERATIONS

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

1. Principle of development
2. Townscape and visual impact
3. Impact on neighbouring residential amenity
4. Amenities of future occupiers
5. Parking and cycle storage
6. Waste and refuse

Principle of Development

8.2 The principle of demolishing existing buildings and constructing new residential units in existing residential areas is well established across the borough and is acceptable in principle. It is pertinent to note that the site is not part of the rear garden of no. 16 Honister Heights and is its own plot in its own right, therefore policy DM10.4 (e) is not relevant here.

8.3 The proposed development would provide one new unit to a good standard – benefitting from external amenity space and complying with the Technical Standards (relating to internal floorspace).

Townscape and Visual Impact

8.4 The proposal would not have a detrimental impact on the townscape. The proposal has taken design cues from the previously approved building (03/04179/P), particularly with the roof form where the half hipped features have been reflected. Whilst the proposed building would occupy a larger footprint (compared to the existing) and would be somewhat higher and more prominent within the street-scene, the boundary treatment will mitigate for this increase in size and would therefore not have a detrimental impact. This helps to soften the impact of the development on street and reduce any impact the proposal may have on the townscape.

8.5 The proposed building would not exceed the height of surrounding buildings and would be constructed from materials that would respect and enhance the surrounding buildings and street scene.

Impact on Neighbouring Residential Amenity

8.6 The neighbouring occupiers that could be most affected by the scheme are those residing on Honister Heights and Derwent Drive (to the north and south of the site). The occupiers (to the south) most affected by the proposal are 16 and 18 Honister Heights. These properties will not be directly overlooked from the proposal given that there are no side facing windows at first floor level in the scheme. Any overlooking would be at an acute angle from the outlook of the proposed dwelling. There are rear facing windows in the proposed dwelling facing towards the rear of the garden at no 18. The rear of the garden has a detached outbuilding along with seating area. However, the proposed windows would serve bathrooms and therefore the windows would be obscure glazed and fixed shut to a height of 1.7m. Therefore it is not

considered that there would be any detrimental impact from overlooking. In addition, there are existing trees along this boundary which will assist in screening the development from the rear of the neighbouring occupiers' garden.

- 8.7 The neighbouring occupier at no. 16 Honister Heights would be well separated from the proposed dwelling by 13m. Furthermore, given the location of the development site in relation to no. 16 and the orientation of the properties, there would not be a detrimental impact from overshadowing from the development.
- 8.8 The neighbouring occupiers to the north of the site (73 Derwent Drive) would not benefit from a large separation distance from the application site. It would be separated from the proposal by the existing garage at no. 73 and there being no side windows, therefore no direct views into the new development would be possible and vice versa. Similarly to the impact to no. 18 Honister Heights, the rear windows would be obscure glazed but also at an acute angle and therefore it is not considered that there would be a detrimental harm from the proposed development in terms of overlooking. The orientation of the new dwelling would also result in there being no impact in terms of loss of light and overshadowing.
- 8.9 It is considered that there would not be any detrimental harm to any other neighbouring occupier.

Amenities of Future Occupiers

- 8.10 The proposed unit would be over the National Space Standards prescribed for a 2 bed unit. The proposed dwelling would be dual aspect allowing for acceptable levels of light.
- 8.11 The proposed dwelling would have a private amenity space to the side and rear and large enough to be enjoyed by the future occupiers and accord with the National Space Standards and Policy DM10 of the CLP.

Parking and Cycle Storage

- 8.12 The Public Transport Accessibility Level for the site is 1a, which is considered poor, however the site is within short walking distance of bus services on Mitchley Avenue, and Kenley Train Station when walking across Riddlesdown Common. Although it is appreciated that this down a steep hill.
- 8.13 It would be possible to turn a car on site in order to be able to exit the site in forward gear. Whilst the scheme will inevitably result in more vehicles accessing the site (off Derwent Drive) the additional manoeuvres and traffic generation would be very limited and highway safety would not be compromised.
- 8.14 It is appreciated that during certain hours of the day Derwent Drive is busy with school traffic. Given that the traffic generation from the site would be relatively minimal and this traffic generation would generally be outside of the busiest hours for the school traffic, it is not thought that the proposal would bring a detrimental impact on traffic situation in and around the site.

Waste and Refuse

- 8.15 The proposed bin store has been provided to the rear of the building, which would allow for sufficient space to provide the requisite recycling and waste bins. In

addition, the bin store would be covered and secure to avoid attracting vermin and would be in compliance with the drag distance required by the Council's Waste Collection Services.

Conclusions

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

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