

**1 SUMMARY OF APPLICATION DETAILS**

Ref: 18/03746/FUL  
 Location: Land Adjoining 1 Sherlock Close SW16 4BF  
 Ward: Norbury and Pollards Hill  
 Description: Erection of two storey building with accommodation in roof space to provide 1x2 and 2x1 bedroom flats and associated bicycle and cycle storage.  
 Drawing Nos: G44-06/A, G44-04/A, G44-07/A  
 Applicant: Yousuf Kassam Kasim  
 Agent: Mr Gerald Hornsby-Odoi  
 Case Officer: Christopher Grace

	1 bed	2 bed	3 bed	4 bed
<b>Houses</b>	0	0	0	0
<b>Flats</b>	2 (51-53 sqm)	1 (70 sqm)	0	0
<b>Totals</b>	2	1	0	0

Type of floorspace	Amount proposed	Amount retained	Amount lost
Residential	195 sq.m	0 sq m	0 sq m
Number of car parking spaces		Number of cycle parking spaces	
0		4	

1.1 This application is being reported to Planning Sub Committee because the Norbury and Pollards Hill Councillor (Maggie Mansell) has requested it be referred to Planning Committee for consideration.

**2 RECOMMENDATION**

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

**Conditions**

- 1) Built in accordance with approved plans
- 2) Materials to be submitted for approval
- 3) No additional windows to be inserted in the north-west flank elevation other than as specified

- 4) Details to be provided:-
  - a) Finished floor levels
  - b) Hard and soft landscaping – including species
  - c) Boundary treatment – including private amenity space enclosures
  - d) Noise insulation measures between buildings
- 5) Refuse storage requirements
- 6) Cycle storage requirements
- 7) 19% reduction in carbon emissions
- 8) 110 litre water consumption target
- 9) Security lighting
- 10) Construction management plan
- 11) SUDs
- 12) Commence within 3 Years

Any other planning condition(s) considered necessary by the Director of Planning and Strategic Transport, and

### **Informative**

- 1) CIL - granted
- 2) Code of Practice regarding small construction sites

Any [other] informative(s) considered necessary by the Director of Planning

## **3 PROPOSAL AND LOCATION DETAILS**

### **Proposal**



- 3.1 The proposal would involve the erection of a part single/two-storey building, 9.3m high (5.8m at eaves), 8.6m wide, a maximum 12.5m long (including a 3.3m long single storey extension) to provide a total of 2x1 bedroom flats and 1 x 2 bedroom flat (including rooms within the roof-space).
- 3.2 The proposed building would extend the existing terrace of 6 houses which form Sherlock Close.
- 3.3 The proposed building would have a hipped roof and would be constructed of the following materials: roof tiles, brick, render, windows, doors, rainwater

goods and canopy to match existing terrace with single membrane roof to single storey extension.

- 3.4 The proposal would include cycle storage provision for 4 cycles in the rear garden, with refuse storage within the front of the property. The proposal would include extensive landscaping to the rear garden which would be subdivided to provide private amenity space for each of the residential units.
- 3.5 The proposal has been revised to include level access to front and rear for disabled users, alternative internal layout to ground floor flat, an increase the width of the single storey rear extension by 1 metre, the creation of private amenity spaces for all flats and a relocated bicycle storage to rear.

## Site and Surroundings



- 3.6 The site is located to the rear of 1355 London Road forming part of a previous backland housing development which is accessed via a private access road off Tylecroft Road (known as Sherlock Close). There are six existing terraced properties within Sherlock Close that were built as part of planning permission under LBC Ref 03/01083/P.
- 3.7 The site is designated as an Area of High Density, a Primary Shopping Area, a District Centre, an Archeological Priority Area and Surface Water Area (1:100yr). London Road is to the east with Tylecroft Road is to the north, Palmers Road to the west and Northborough Road to the south.
- 3.8 Apart from ground floor units fronting London Road, the surrounding area is essentially residential in character, comprising mainly two-storey terraced properties.

## **Planning History**

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

In 2016, planning permission was granted (LBC Ref 16/00935/P) for the demolition of garages; erection of two storey building with accommodation in roofspace and basement to provide 1x1 bed, 1x2 bed and 1x3 bed flats and provision of associated lightwells; provision of 3 additional parking spaces (partially implemented garages demolished).

In 2015, planning permission was granted (LBC Ref 15/01627/P) for the demolition of garages; erection 1x4 bed house with accommodation in basement and roof-space and provision of associated lightwells; provision of 2.additional car parking spaces, cycle storage and ramped pedestrian access.

In 2003, planning permission was granted (LBC Ref 03/01083/P) for alterations to include new shopfront and erection of first and second floor extensions to provide a unit within Class A1 (retail) on the ground floor with storage at first floor level and 3x1 bed and 1x2 bed flats at second floor level; erection of a terrace of two storey buildings with accommodation in roof-space comprising 6x3 bedroom houses provision of associated parking. The proposal has been implemented but not in respect to cycle provision and layout which required removal of garages to the north and provision of cycle storage.

## **4 SUMMARY OF KEY REASONS FOR RECOMMENDATION**

- 4.1 The principle to provide three flats within a two storey building of a similar scale, mass, height and design has previously been approved on this site in 2016.
- 4.2 The proposed new building would preserve the character of the area and would not harmfully affect the appearance of the street scene along Sherlock Close.
- 4.3 The proposed new building would not have a detrimental effect on the residential amenities of the adjoining occupiers and would provide an acceptable living environment for the future occupiers.
- 4.4 The development would provide an appropriate level of cycle storage for the proposed development, encourage sustainable modes of transport other than the car, incorporate safe and secure vehicle access to and from the site and would have an acceptable impact on the highways network.
- 4.5 The development would incorporate sustainability requirements and incorporate sustainability techniques as part of the overall drainage strategy.

## **5 CONSULTATION RESPONSE**

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

## 6 LOCAL REPRESENTATION

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

No of individual responses: 9            Objecting: 8    Comment: 1

No of petitions received: 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:

<b>Summary of objections</b>	<b>Response</b>
<i>Overdevelopment</i>	
The area is heavily overcrowded and current infrastructure cannot cope with amount of residents, thus adding additional flats as opposed to houses places a greater burden on services.	The principle of a two storey building on this site has been established through a previous grant of planning permission in 2016. Refer to paragraphs 8.2 of this report.
<i>Appearance</i>	
Obtrusive by design with no sufficient space between the proposed and neighbourng building; extension to rear beyond building line and not in keeping;	Officers consider that the proposal in terms of scale, massing and external appearance creates an acceptable building in scale with surrounding buildings. Refer to paragraph 8.3 of this report.
<i>Light and overlooking</i>	
Loss of light and overlooking/intrusion to neighbouring gardens in Tylecroft Road and Palmers Road; single storey extension will cause overlooking.	Officers consider that the proposal in terms of scale, massing and external appearance creates an acceptable building in scale with surrounding buildings. Refer to paragraph 8.4-8.8 of this report.
<i>Cycle storage</i>	
Several houses on Close had designated cycle and in storage which was never provided the application would need to provide suitable storage facilities.	The proposal would provide suitable cycle storage facilities. Refer to paragraph 8.12 of this report.
<i>Refuse storage</i>	
Refuse storage would be attached to neighbours garage and lead to pest control issues. Assurances required that bins	Officers consider that due suitable refuse storage arrangements and collection would be achieved by the development. Refer to section 8.14 of this report.

will be collected without obstructing access to the close.	
<i>Noise</i>	
Developers have caused Increase noise and disturbance from demolition of garages. Assurances required that development would not occur on a Sunday and as to where materials for the project will be stored as there is a lack of space and possible infringement on access to neighbouring properties via car..	Officers consider that development of the site would result in some noise and disturbance however this would be of a temporary nature during the construction process and the details of a construction management plan would ensure any disturbance is kept to a minimum. Refer to paragraph 8.8 of this report.

### 6.3 Councillors Maggie Mansell has made the following representations:

- Over-development. Since access to this back-land site has been restricted by the development at 2 Tylecroft Road, all residents of Sherlock Close have been inconvenienced by obstructive parking, refuse bins, accumulated rubbish. This problem has proved intractable so new residents should not be added to the list of disgruntled residents.
- Poor access. the single car access road is inadequate for the existing residents, let alone more residents.
- Inadequate refuse and recycling storage.

## 7 RELEVANT PLANNING POLICIES AND GUIDANCE

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)

Government Guidance is contained in the National Planning Policy Framework (NPPF), issued in July 2018. 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:

- Achieving sustainable development (Chap 2)
- Delivering a sufficient supply of homes (Chap 5)
- Promoting sustainable transport (Chap 9)
- Achieving well designed places (Chap 12)
- Meeting the challenge of climate change, flooding and coastal change (Chap14).

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
- 3.9 Mixed and balanced communities
- 5.2 Minimising carbon dioxide
- 5.3 Sustainable design
- 5.14 Water quality and wastewater infrastructure
- 5.17 Waste capacity
- 6.3 Assessing effects of development on transport capacity
- 6.9 Cycling
- 7.4 Local character
- 7.6 Architect

Croydon Local Plan: Strategic Policies 2018:

- SP2 Homes
- SP4 Urban design and local character
- SP6 Environment and Climate Change
- SP8 Transport and communication

Croydon Local Plan Policies 2018:

- DM1 Homes
- DM10 Design and character
- DM13 Refuse and recycling
- DM23 Development and construction
- DM25 Sustainable drainage systems
- DM29 Promoting sustainable travel and reducing congestion
- DM30 Car and cycle parking in new development

## **8 MATERIAL PLANNING CONSIDERATIONS**

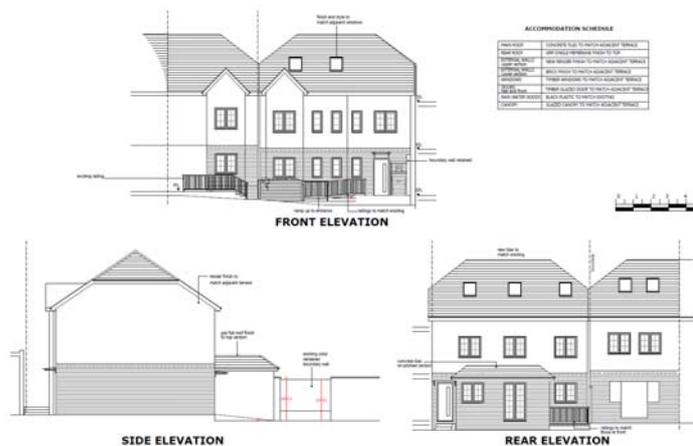
8.1 The main planning issues raised by the application that the committee must consider are:

1. Principle of development
2. Townscape and visual impact
3. Residential amenity/ Privacy Daylight & Sunlight and Outlook for neighbours
4. Housing/Mix/Tenures
5. Housing Quality/Daylight & Sunlight for future occupiers
6. Transport
7. Sustainability
8. Waste
9. Flooding

## Principle of Development

- 8.2 The principle involving the removal of the previous garages on this area of land to provide a single building with flats has been established through the previous grant of planning permission in 2016 (which has been partially implemented following the removal of the garages). The main difference with this proposal involves the removal of basement accommodation and inclusion of single storey extension to rear. Therefore provided the proposed building is of a suitable scale, form and design so as not to unduly impact on neighbouring amenity and provides a reasonable standard of accommodation in line with Council policy, the principle of the development would be acceptable proposal would be acceptable.

## Townscape and Visual Impact



- 8.3 The proposed development, would be of similar scale and form to that previously approved at this site and would match the existing properties that make up Sherlock Close. The main difference with this proposal would be removal of basement accommodation and the inclusion of a single storey extension to the rear. The proposed single storey element would extend into the rear garden but would be subsidiary/subordinate to the main building and would be of a reasonable height, form and position so as not to result in undue impact on neighbours either side. The proposed building would be visible from only a few properties and a condition requiring details of materials should ensure a satisfactory finish and thereby preserve the character of the immediate surroundings. Whilst neighbours have raised concerns as to how the proposed building would adjoin the existing terrace however, this would be a building regulation and party wall matter. In townscape terms, the proposal would be acceptable.

## Residential Amenity Privacy, Daylight/Sunlight and Outlook for Neighbours.

- 8.4 The proposed development would be located north at the end of a terrace of six mews houses. The proposed building would adjoin the flank elevation with 1 Sherlock Close and would not extend beyond the front building line with this property.

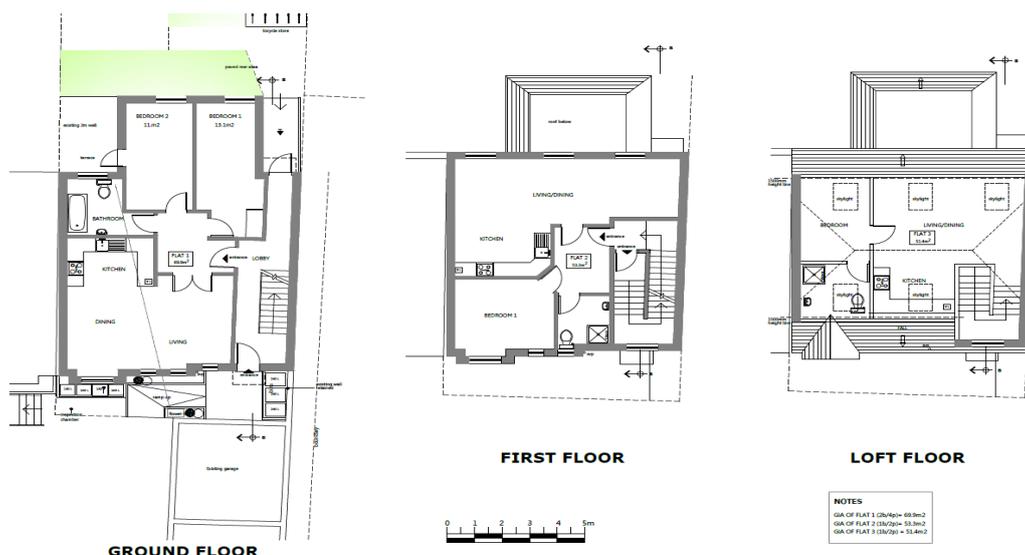


- 8.5 The proposed single storey extension would be 3.6m high (2.8m at eaves), 3.3m in length beyond the main building and would be sited 2.2m from this neighbours 2m-2.3m high boundary. Officers are satisfied that this should not result in undue impact in terms of light or outlook, with a reasonable distance between these properties.
- 8.6 The proposed building would be sited 12m to the south of Tylecroft Road properties and would not result in undue loss light, outlook or privacy issues for these neighbours. The proposed building would be sited 17m to the east of palmers Road properties which should again maintain a reasonable level of outlook and daylight for those neighbouring residents.
- 8.7 The proposal, due to its orientation and the size and location (including limited projection beyond the existing building line) would not result in an unacceptable increase in overshadowing or loss of light/sunlight to the neighbouring properties.
- 8.8 The proposed development would not overly effect the outlook for the occupiers of the existing end of terrace property.
- 8.9 It is acknowledged that there will be some noise and disturbance during the construction process, with pollution and noise a concern expressed by neighbours; although this would be of a temporary nature. Neighbours have expressed concern over previous operation on this site which involved the demolition of the garages. Hours of operation during construction of works is a matter primarily for the environmental health. A planning informative is recommended to advise the applicant to follow the Councils "Code of Practice on the Control of Noise and Pollution from Construction Sites". Provided the applicants follow the code of practice, it is not thought the construction process would lead to significant disruption outside of normal working hours. In view of the enclosed nature of the site and existing access arrangements, a further condition requiring details of construction method including projecting neighbours during the construction process should be approved by the local authority to ensure that the proposal fully safeguards neighbours amenity.

### **Housing Tenure**

- 8.10 The proposed development would provide 1x2 bedroom flats and 2x1 bedroom flats. CLP Policy SP2 sets out an aspiration for 30% of all new homes outside the Croydon Opportunity Area to have three or more bedrooms and setting a preferred mix on individual sites through the CLP detailed policies and proposals. Whilst the proposed development would not meet this aspiration, the scheme proposes would provide a 2 bedroom 4 person flat which is regarded as playing an equally vital role in the provision of family housing (for the first three years of the Plan).

### Housing Quality/Daylight and sunlight for future occupiers



- 8.11 The proposed plans would accord with the National Guidelines on housing standards in terms of floor space requirements for two bedroom (4 person) and two one-bedroom flats. Access to the flats would be directly off Sherlock Close. Each of flats would have more than one form of outlook and each room should receive good levels of sunlight and daylight. The proposal would include good internal layout and circulation space.

- 8.12 The proposal would include ramp access to the ground floor flat to facilitate disabled access. Similarly, each of the flats would have access to a private area of garden space in excess of Mayoral minimum guidelines. The proposal would include landscaping and planting, the details of which would be secured by condition.

### Transport

- 8.13 The site is located in an area with a PTAL of 3b, (on a scale of 1a-6b where 6b is most accessible). The site is considered to be in a moderately accessible location and consequently, it is proposed that the scheme would be car free. Analysis of census data for the Norbury ward indicates that 59% of flatted occupiers have make no use of the private car. Officers consider that the parking impact of this development would therefore be minimal and in any case, the principle of three residential units has already been found to be

acceptable. A covered secure cycle storage would be provided in accordance with the standards set out in the London Plan which would need to be in place prior to first occupation. In view of the location of the site and the current increase pressure for parking within the Close, it is considered that a car free development would be in accordance with London Plan policies and the CLP in respect to assessing effects of the development in terms of cycling and parking impacts.

### **Sustainability**

- 8.14 The Council would seek new homes to meet the needs of residents over a lifetime and be constructed using sustainable measures to reduce carbon emissions. In line with Policy 5.2 of the London Plan, the development proposals should make the fullest contribution to minimising carbon dioxide emissions. The development would need to achieve a reduction in carbon dioxide emissions of 19% beyond the 2013 Building Regulations and demonstrate how the development will achieve a water use target of 110 litres per head per.

### **Waste**

- 8.15 The proposed plans indicate the location for the waste storage facilities at two points the front of the building within the demise of the site. Neighbours have raised concern over current waste storage facilities associated with this site and neighbouring properties and the increase stress from further bin pressure. The current arrangement involves neighbours bins outside of each property being deposited at the entrance to the Close on the day of collection. The proposed waste facilities for the proposed flats would be similar stored independently within their own enclosure and closer to the entrance point of collection than neighbouring properties. Officers have not raise any concerns in terms of access issues and the proposal should operate in a similar matter to current collection arrangements. Details of the storage facilities, including means off screening should ensure that neighbours amenity is suitably protected in respect to waste issues.

### **Flooding:**

- 8.16 The property has been identified as being located within an area subject to surface water flooding (1 in 100yrs). The applicant has submitted flood risk report which identifies the site within Flood Zone 1 (Low) of the Environmental Agency Flood Map. The report concludes that there would be no risk from fluvial flooding, groundwater, sewers, reservoirs or canals and that the level of surface water flooding would be low enough for the development to proceed. The report appropriately identifies the extent of risk and the need for design solutions to mitigate against storm-water flooding. A planning condition is suggested to secure Sustainable Urban Drainage System (SUDs). Overall, the proposed new development should not increase the risk of surface water flooding and subject to condition proposal complies with the principles of the NPPF in meeting flooding requirements; London Plan policy 5.12 flood risk management; CLP policies SP4 and DM25.

## **Conclusions**

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