

1.0 APPLICATION DETAILS

Ref: 19/02561/FUL
 Location: 35 Old Lodge Lane, Purley, CR8 4DL
 Ward: Kenley
 Description: Alterations. Erection of a single/two storey side/rear extension including accommodation within roof space. Conversion to form 1x one bedroom, 2x two bedroom and 2x three bedroom flats. Provision of associated parking, landscaping, bicycle, refuse stores.
 Drawing Nos: 1900 (PL) 08B, 1900 (PL) 09B, 1900 (PL) 10C, 1900 (PL) 11C, 1900 (PL) 12C, 1900 (PL) 13C, 1900 (PL) 14C, 1900 (PL) 15C and 1900 (PL) 16C.
 Agent: Eric Wong
 Applicant: Mr Anwar Chowdhury – Villier Asset Management Ltd
 Case Officer: Georgina Betts

	1 bed (1b2p)	2 bed (2b4p)	3 bed (3b4p)	3 bed (3b5p)	3 bed +	Number of car parking spaces
Existing					1	1
Proposed	1	2	1	1		5

1.1 This application is being reported to the Sub-Committee because the Hartley & District Residents Association made representations in accordance with the Committee Consideration Criteria and requested committee consideration.

2.0 RECOMMENDATION

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

Conditions

- 1) Commence within 3 years;
- 2) In accordance with the approved plans;
- 3) Submission/approval of a Construction Logistics/Management Plan;
- 4) Landscaping details to be submitted to and approved;
- 5) Details of the security lighting, cycle/refuse stores, playspace, visibility splays, EVCPs to be submitted to and approved;
- 6) Details of balcony screening to be approved
- 7) Materials to match the existing property
- 8) Installation of a water butt
- 9) Reinstatement of dropped kerb

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

Informatives

- 1) Community infrastructure Levy
- 2) Code of Practice on the Control of Noise and Pollution from Construction Sites
- 3) Any other informative(s) considered necessary by the Director of Planning & Strategic Transport

3.0 PROPOSAL AND LOCATION DETAILS

Proposal

3.1 The applicant seeks full planning permission for the:

- Alterations and erection of a single/two storey side/rear extension including accommodation within roof space;
- Conversion to form 1x one bedroom, 2x two bedroom and 2x three bedroom flats;
- Provision of associated parking, landscaping, bicycle, refuse stores.

3.2 Amended/additional plans/statements were received on the 12th July 2019 addressing/depicting the following:

- A Parking Stress Survey in accordance with the Lambeth Methodology in support of the application;
- Additional ground floor extensions were created to maintain family accommodation, provide through access to the rear communal garden and private terraces/balconies to the first floor flats;
- Revised cycle/refuse store locations; and
- Alterations to the roof design of the rear extension.

Site and Surroundings

3.4 The application site lies on the eastern side of Old Lodge Lane and is currently occupied by a large two storey inter-war detached dwelling. The site is at the junction of Old Lodge Lane and Bencombe Road and is relatively flat regardless of the steep rise within Bencombe Road; land levels rise steeply from 2a Bencombe Road. The application site has been subject to previous extensions however these were associated with the property as a single family dwelling.

3.5 The surrounding area is residential in character and comprises of large detached properties sited within generous plots; flatted developments are nearby. The surrounding area benefits from stepped topographical changes creating visual interest in the townscape; given the sites relatively flat appearance the proposals are considered to have limited impact on this characteristic.

3.6 The application site lies within an area at risk of surface water flooding as identified by the Croydon Flood Maps. This matter has been addressed within the applicants Flood Risk Assessment and is discussed in more detail below.

Planning History

- 3.7 85/00695/P – Erection of a two storey side and single storey rear extension.
[Permission granted; implemented]

4.0 SUMMARY OF KEY REASONS FOR RECOMMENDATION

- a. The residential nature of the development can be supported in principle
- b. The development would have limited impact upon the character and appearance of the surrounding area.
- c. The development would have an acceptable relationship with neighbouring residential properties.
- d. The standard of accommodation for future occupiers is satisfactory
- e. Access, parking and turning arrangements are acceptable.
- f. Flooding matters can be appropriately addressed through the use of a condition.

5.0 CONSULTATION RESPONSE

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

6.0 LOCAL REPRESENTATION

- 6.1 The application has been publicised by way of 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: 7 Objecting: 7

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

Summary of objections	Response
<i>Townscape</i>	
<ul style="list-style-type: none">• Out of character.• Over development.	See paragraphs 8.5 - 8.10
<i>Neighbouring amenity</i>	
<ul style="list-style-type: none">• Loss of privacy/light• Visual intrusion	See paragraphs 8.11 – 8.13
<i>Environment</i>	
<ul style="list-style-type: none">• Impact on wildlife/habitats/no ecological report• General noise and disturbance.	See paragraphs 8.24 – 8.25
<i>Highways</i>	
<ul style="list-style-type: none">• Lack of parking.	See paragraphs 8.19 – 8.22

<ul style="list-style-type: none"> • Increase in parking congestion detrimental to highway safety. • No parking stress survey 	
Other comments	Response
<ul style="list-style-type: none"> • Lack of family homes. 	The proposed development seeks to provide 4 family homes; 80% of the development is aimed at families.
<ul style="list-style-type: none"> • Poor access to amenity space. 	This matter has been addressed in the amended plans, to clarify through access from the building is now provided.
<ul style="list-style-type: none"> • No health impact assessment (HIA) submitted. 	The development is at a scale which does not require a HIA.
<ul style="list-style-type: none"> • Pressure on school places. 	The Council are responsible for estimating population growth which is captured by the Schools Team and feeds into school expansion projects which addresses these concerns. In addition, CIL is payable which would contribute to local infrastructure such as education.

6.3 Councillor Steve O'Connell objected to the proposal on the following grounds:

- Overdevelopment of site.
- Loss of privacy.
- Out of Character due to bulk and massing.
- Lack of amenity.

6.4 Hartley and District Resident's Association objected to the proposal and requested Committee Consideration on the following grounds:

- Inadequate family accommodation
- Out of character
- Loss of privacy
- Inadequate garden and communal amenity space
- Impact on light and outlook to neighbouring properties
- Inadequate parking
- Inadequate bin storage
- Detrimental impact on streetscene of Old Lodge Lane
- Inadequate landscaping and loss of wildlife and garden area
- No submission of a Health Impact Assessment

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 2018 (CLP) and the South London Waste Plan 2012.

7.2 Government Guidance is contained in the National Planning Policy Framework (NPPF), issued in February 2019. 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
- 7.21 on Trees and Woodland

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
- DM10 on design and character
- DM13 on refuse and recycling
- DM23 on development and construction
- DM28 on Trees
- DM29 on promoting sustainable travel and reducing congestion
- DM30 on car and cycle parking in new development
- Applicable place-specific policies

8.0 MATERIAL PLANNING CONSIDERATIONS

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

- The principle of the proposed development;
- The impact on the townscape and the visual impact;
- The impact on the residential amenity of adjoining occupiers;
- The living conditions provided for future occupiers;
- Transportation considerations
- Other matters

Principle of development and the established need.

- 8.2 The application site is currently occupied by a large detached two storey 5 bedroom dwelling which is in single family occupancy; however at this time the property is vacant. The existing property is not classified as a small family home as defined by Policy DM1.2 of the CLP 2018.
- 8.3 The proposed development results in the net gain of 4 homes, 4 of 5 would be classified as small family homes providing a mix of 2b4p, 3b4p and 3b5p units. In terms of family accommodation, given the overall unit mix the development would exceed the strategic target of 30% at 80% and is wholly supported.
- 8.4 The site is located within an established residential area with nearby flatted developments at 45 Old Lodge Lane currently under construction. The principle of the development can therefore be supported.

Townscape and Visual Impact

- 8.5 The applicant seeks full planning permission for the alterations and erection of a single/two storey side/rear extension including accommodation within roof space, conversion to form 1x one bedroom, 2x two bedroom and 2x three bedroom flats, provision of associated parking, landscaping, bicycle, refuse stores. Amended plans were received on the 12th July 2019 addressing concerns raised by the Planning Officer; it is these amendments that are currently under consideration.
- 8.6 The physical changes to the building would be visible to the flank and rear elevations. These changes would result in the removal of a historic extension and a replacement centralised rear two storey extension; due to its positioning and design the extension would appear subservient to the original property. The pitch of the roof of the two storey extension has been matched as closely as possible to the pitch of the main dwelling while ensuring that useable accommodation is provided in the roof space. A dormer window would be provided on the northern roof slope of the extension and would be of a similar scale and design to existing dormer at the front of the property; all materials would match that of the existing building.

Rear elevation of the proposed development



Image: eadyarchitectre

- 8.7 Since the initial submission the ground floor has been extended mainly to accommodate for a route through the building to the rear amenity space and to provide private amenity space to the upper floor flats; this increase in footprint has also maintained the number of family homes proposed. These elements are single storey in nature and have limited impacts on the wider street scape. The privacy screens surrounding the terrace/balcony areas need further design development to include an increase in height to 1.7 metres. However, these matters could be secured via an appropriately worded condition and would not give grounds for a refusal in their own right.
- 8.8 The site layout have been appropriately designed to accommodate the associated residential paraphernalia required for 5 flats while the extended building would sit comfortably within its plot. Cycle storage is provided within the communal garden while the refuse storage is set behind the front building line.
- 8.9 The frontage of the existing property is largely covered in hard standing; it is acknowledged that a boundary hedge would be removed to accommodate for the 5 parking bays. The removal of the hedge could be mitigated through an appropriate landscaping condition and a dwarf wall with inset flower bed could be an appropriate solution. Landscaping could be addressed through an appropriately worded condition and as such these matters would not give grounds to refuse planning permission.
- 8.10 For the reasons given above the development is considered to be of an appropriate design sitting comfortably within its plot and contributing to the character of Old Lodge Lane and the wider area.

Impact on Neighbouring Residential Amenity

- 8.11 The proposed extension would extend approximately 3.9 metres beyond the rear of 37 Old Lodge Lane, beyond the existing projection, with a separation distance of 6.56 metres at this point and increase the ridge height near to this property. The positioning of the extension maintains a 3.52 metre separation distance between existing flanks wall and is outside of a 45 degree angle from the neighbouring window (as shown below). The area of raised ridge height is also outside the 45 degree angle and mainly to the side of 37 Old Lodge Lane.

Adjoining Occupier Impact

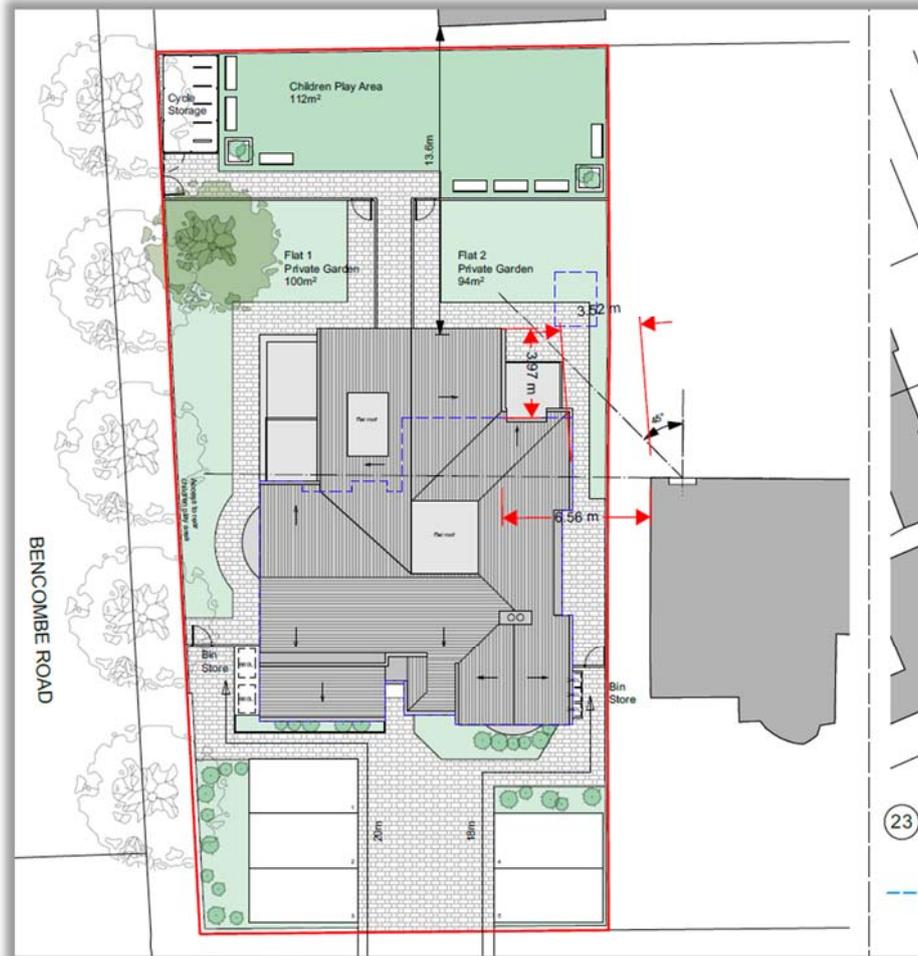


Image: eadyarchitectre

8.12 The extensions has been sited with careful consideration to the impact of 37 Old Lodge Lane. Appropriate separation distances are provided and maintained while the outlook from the terrace/balcony areas are directed east with appropriate screening to No37. As a result, the extensions are not considered to appear visually intrusive nor would the terrace/balcony areas give rise to a loss of privacy. The orientation of No35 and No37 would ensure that there is no undue loss of light and would have minimal impact on side facing windows. For these reasons the development is considered to have an acceptable impact upon 37 Old Lodge Lane.

8.13 The rear extension would be sited 13.6 metres from the flank wall of 2A Bencombe Road; no windows exist in the western flank wall of No2a. With outlook maintained to the front and rear of No2A and the generous separation distance the development is not considered to harm the residential amenities of 2A Bencombe Road.

The standard of accommodation for future occupiers

8.14 All units would provide a good standard of accommodation and would contribute to the Borough's need for new homes meeting the minimum space standards set out in the "Technical Housing Standards March 2015".

- 8.15 All units are provided with private amenity space in accordance with the London Plan and all have access to a generous communal garden at the rear, accessed through the building.
- 8.16 Playspace can be provided in accordance with the standards as set out in the Croydon Plan with the detailed design being secure through condition. Details of boundary treatments, hard and soft landscaping would be secured via condition.
- 8.17 Level access is not achievable on site given the slight incline to the east and complexities of conversion projects. The inability to provide M4(2) and (3) units is therefore considered acceptable on balance. If the LPA insisted on the provision of a ramp it is likely such a structure would have a negative impact on the character of the area; hence this has not been pursued.
- 8.18 It is therefore considered that the proposals would result in a good standard of accommodation that would meet the needs of the borough and can be supported.

Transportation Considerations

- 8.19 The site has a PTAL rating of 2 which indicates that the site has poor accessibility to public transport however the site is connected via the No455 bus. The applicant has provided five parking spaces towards the front of the site which would be accessed via a centralised crossover. Given the unit mix a development of this type would generally attract the provision of 7 parking spaces. Given the shortfall in this provision the applicant has provided a parking stress survey in support of their application. Given the back to back distance of 6 metres within the forecourt parking area vehicles will be able to turn and exit the site in a forward gear, be it in a number of manoeuvres.
- 8.20 The parking stress survey was carried out overnight to ascertain the level of residential parking stress in the area. It is noted that 'commuter/school parking' occurs in the area however levels of residential parking stress are low with an average of 106 spaces available. It is therefore considered that the surrounding network could accommodate for the potential 2 vehicle overspill parking from the residential development. Given the availability of on street parking and the need to encourage more sustainable methods of transport this provision is considered acceptable.

Parking Stress Results

DATE : Wednesday 17th July/Thursday 18th July 2019
 LOCATION : Old Lodge Lane, Purley

Wednesday: 02:30														Thursday: 03:15																																	
LOCATION	SIDE OF RD	TOTAL KERB LENGTH (m)	UNRESTRICTED PARKING STRESS (%)	UN RESTRICTED			DOUBLE YELLOW LINES AT ANY TIME			SINGLE YELLOW LINES		DISABLED		MOTOR CYCLE		LOCATION	SIDE OF RD	TOTAL	PARKED	SPACE	DOUBLE YELLOW LINES AT ANY TIME			SINGLE YELLOW LINES		DISABLED		MOTOR CYCLE																			
				TOTAL	PARKED	SPACE	TOTAL	PARKED	SPACE	TOTAL	SPACE	TOTAL	SPACE	TOTAL	SPACE						TOTAL	SPACE	TOTAL	SPACE	TOTAL	SPACE	TOTAL	SPACE	TOTAL	SPACE																	
Old Lodge Lane	E	416	36%	25	9	16	125	0	0	0	0	0	0	0	0	Old Lodge Lane	N	25	10	15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0										
	W	418	24%	21	5	16	105	0	0	0	0	0	0	0	0		S	21	5	16	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0										
Bencombe Road	N	322	40%	30	12	18	150	0	0	0	0	0	0	0	0	Bencombe Road	E	30	12	18	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0			
	S	326	17%	30	5	25	150	0	0	0	0	0	0	0	0		W	30	6	24	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0									
Burcott Road	N	155	20%	15	3	12	75	0	0	0	0	0	0	0	0	Burcott Road	E	15	3	12	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	S	155	36%	14	5	9	70	0	0	0	0	0	0	0	0		W	14	4	10	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0								
Hartley Hill	N	99	0%	0	0	0	0	0	0	0	0	0	0	0	0	Hartley Hill	E	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	S	93	0%	11	0	11	55	0	0	0	0	0	0	0	0		W	11	0	11	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
TOTALS				146	39	107	730	0	0	0	0	0	0	0	0	TOTALS	146	40	106	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0								

TOTAL SPACES	146
AVAILABLE SPACES	107
TOTAL PARKING STRESS (%)	26.7

TOTAL SPACES	146
AVAILABLE SPACES	106
PARKING STRESS (%)	27.4

Source: Yes Engineering

8.21 Cycle storage is capable of being provided in accordance with the London Plan and would be secured through condition. Sufficient turning space is provided within the forecourt area and visibility splays are achievable. In addition the Council would seek to secure the following via condition;

- Visibility splays
- Electric Vehicle Charging Points
- Construction Logistics Plan/Management Strategy

8.22 Subject to conditions in relation to the above the development would be acceptable on highway grounds.

Other matters

8.23 The site is at risk of surface water flooding and as such the applicant would be required to demonstrate that the development would not increase flood risk elsewhere. Given the limited extent of the development and the sites low risk A SuDS drainage scheme could be secured as part of a suitably worded condition. Subject to such a condition the development would be acceptable in flood risk terms.

8.24 Given the residential nature of the development it is not considered that the accommodation would give rise to an unreasonable level of noise and general disturbance. It is noted that building works could give rise to such disturbances and therefore it is recommended that a Construction Logistics Plan/Management Strategy is secured via condition.

8.25 There is no evidence of protected species on site nor is a Site of Nature Conservation Importance nearby as such an Ecological Survey is not required. An appropriately worded landscaping condition could secure plant species native

to the area which could support local wildlife. The development is therefore considered to have an acceptable impact on ecology and biodiversity and no further conditions are deemed necessary.

Conclusions

8.26 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.