

**PART 5: Planning Applications for Decision**

**Item 5.2**

**1 SUMMARY OF APPLICATION DETAILS**

Ref: 19/04027/FUL  
 Location: 226 Addington Road, South Croydon, CR2 8LD  
 Ward: Selsdon Vale and Forestdale  
 Description: Alterations to existing front elevation, installation of roof lights on front roof slope, alterations, erection of roof extension to include dormer extensions on rear roof slope, conversion of uppers floors to form 3 one bedroom flats with associated refuse and cycle stores  
 Drawing Nos: 1460-PL-1000, 1460-PL-1100, 1460-PL-1101 Rev A, 1460-PL-1102 Rev A, 1460-PL-1200, 1461-PL1202, 1461-PL1210 Rev C, 1461-PL1211 Rev B, 1461-PL1212, 1460-PL1300, 1460-PL1301 (existing elevations – north-west and south-west elevations), 1460-PL1301 (existing elevations – south-east and north-east elevations), 1461-PL1310, 1461-PL1311, 1460-PL1312.  
 Applicant: Mr B Quadir  
 Case Officer: Hayley Crabb

|                       | <b>1 Bedroom</b> | <b>Total</b> |
|-----------------------|------------------|--------------|
| <b>Proposed Homes</b> | 3 x 1 bedroom    |              |
| <b>Total</b>          | 3                | 3            |

| <b>Number of car parking spaces</b> | <b>Number of cycle parking spaces</b> |
|-------------------------------------|---------------------------------------|
| 3 spaces are proposed at rear       | 3                                     |

- 1.1 This application is being reported to Planning Sub Committee as the applicant is Councillor Quadir – and the Director of Planning and Strategic Transport considers it most appropriate for the planning application to be afforded Planning Sub Committee scrutiny.

**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 except where specified by conditions
- 2) Materials as specified in the application and to match the existing
- 3) Car parking shall be provided as specified in the application prior to occupation and the vehicular access to serve the proposed dwelling to remain as existing
- 4) Details of bin store/cycle store to be submitted prior to occupation
- 5) 19% reduction in carbon emissions
- 6) Water usage restricted to 110 litres per person per day
- 7) Commencement of development within three years of consent
- 8) Any other planning condition(s) considered necessary by the Director of Planning and Strategic Transport

## **Informatives**

- 1) Community Infrastructure Levy
- 2) Code of practise for Construction Sites
- 3) Party Wall Act
- 4) Policies
- 5) Any other informative(s) considered necessary by the Director of Planning and Strategic Transport

2.3 That the Committee confirms that adequate provision has been made by the imposition of conditions, for the preservation or planting of trees as required by Section 197 of the Town and Country Planning Act 1990.

## **3 PROPOSAL AND LOCATION DETAILS**

### **Proposal**

3.1 The proposal comprises the following:

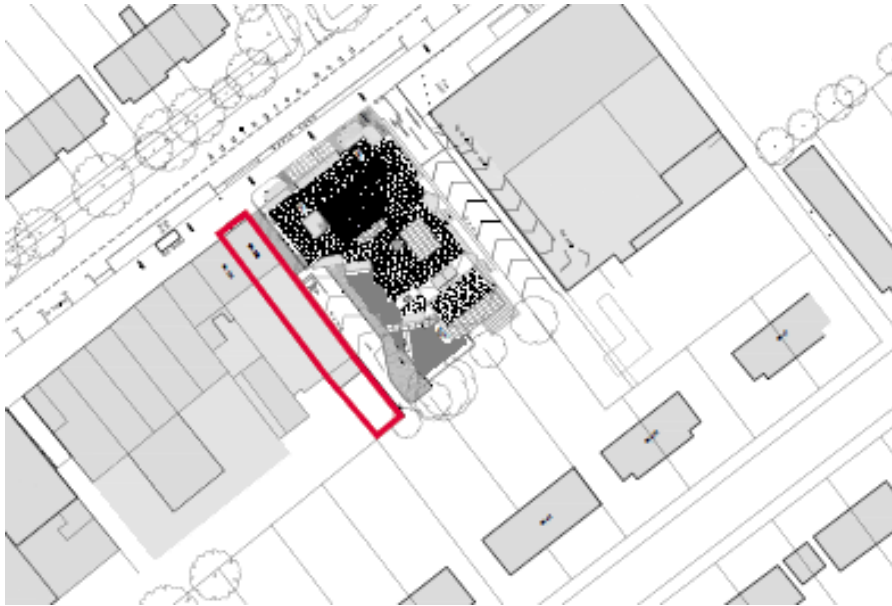
- Alterations to the front elevation
- Installation of roof lights on the front roof slope, erection of a roof extension to include dormer extensions on the rear roof slope
- Conversion of the upper floors to form 3 x 1 bedroom flats
- Provision of refuse and cycle stores at rear.

### **Site and Surroundings**

3.2 The application site lies on the south-eastern side of Addington Road.

3.3 Two/three storey properties are sited along Addington Road with commercial/retail units on the ground floor and residential above. Two storey post-war housing lies further south-east. The application site consists of a restaurant on the ground floor with a four bedroom HMO on the upper floors.

- 3.4 The application site lies within Selsdon District Centre, a primary shopping area and an area at risk of surface water and critical drainage flooding as identified by the Croydon Local Plan
- 3.5 The site falls within a PTAL 2 – Poor accessibility to public transport links.



### **Planning History**

- 3.6 87/02158/P – Erection of two storey rear extension – Planning Permission Granted.
- 3.7 88/00243/P – Erection of two storey rear extension – Planning permission Granted.

### **230 Addington Road, South Croydon**

- 3.8 16/05537/FUL - Demolition of existing garage and showroom. Erection of four storey building with retained lower ground floor level and basement comprising mixed use retail and 11 two bedroom, 14 one bedroom and 1 three bedroom flats – Planning Permission Granted. No works pursuant to this planning permission have taken place to date.

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

- The principle of residential development on the site is acceptable;
- The design and appearance of the development is appropriate for the site;
- There would be no undue harm to the residential amenities of adjoining occupiers;
- The living standards of future occupiers are acceptable and compliant with the Nationally Described Space Standards and the London Plan;

- The level of parking and impact upon highway safety and efficiency is acceptable;
- Sustainability aspects of the development can be controlled by condition.

## **5 CONSULTATION RESPONSE**

- 5.1 The views of the Planning & Building Control Directorate are expressed in the MATERIAL PLANNING CONSIDERATIONS section below.

## **6 LOCAL REPRESENTATION**

- 6.1 A total of 25 neighbouring properties were notified about the application and invited to comment. The number of representations received from neighbours and local groups in response to notification and publicity of the application were as follows:

No of individual responses: 1      Objecting: 0      Supporting: 1

- 6.2 Representation - Good quality application.

## **7 RELEVANT PLANNING POLICIES AND GUIDANCE**

- 7.2 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.

- 7.3 Government Guidance is contained in the National Planning Policy Framework (NPPF), 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, including achieving well designed places that take the opportunities available for improving the character and quality of an area and the way it functions.

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

### Consolidated London Plan 2011 (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
- SP6.3 on Sustainable Design and Construction
- DM1 on Housing choice for sustainable communities
- DM10 on Design and character
- DM13 on Refuse and recycling
- DM23 on Development and construction
- DM25 on Sustainable Drainage Systems and Reducing Flood Risk
- SP8 on Transport and Communications
- DM29 on Promoting sustainable travel and reducing congestion
- DM30 on Car and cycle parking in new development
- DM44 on Selsdon

Supplementary Planning Guidance as follows:

- London Housing SPG March 2016
- DCLG – Technical Housing Standards - Nationally Described Space Standards (NDSS)
- Suburban Design Guide SPD (April 2019)

The Suburban Design Guide SPD provides guidance on suburban residential developments and extensions and alterations to existing homes across the borough. The guide sets out how residential development, including extensions and alterations, in neighbourhoods across the borough is part of a holistic strategy being driven by the Council to deliver tangible public benefits to suburban communities.

## **8.0 MATERIAL PLANNING CONSIDERATIONS**

8.1 The principal issues relate to:

1. Principle of development
2. Townscape/visual impact/Character of the area
3. Housing quality for future occupiers
4. Residential amenity for neighbours
5. Access and parking
6. Sustainability, flooding and environment
7. Other

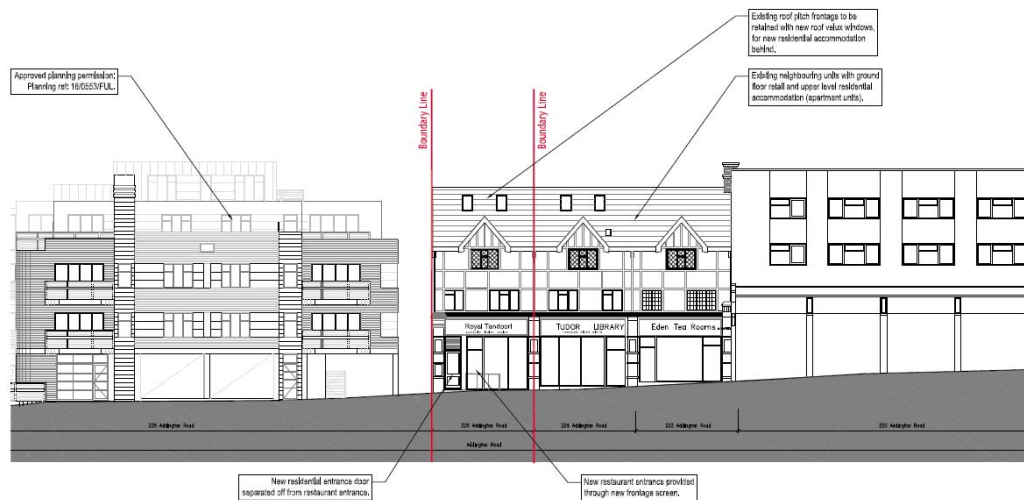
### **Principle of Development**

8.2 The London Plan and Croydon Local Plan identify appropriate use of land as a material consideration to ensure that opportunities for development are recognised and housing supply optimised. It is acknowledged that windfall schemes which provide sensitive renewal and intensification of existing residential areas play an important role in meeting demand for larger properties in the capital, helping to address overcrowding and affordability issues.

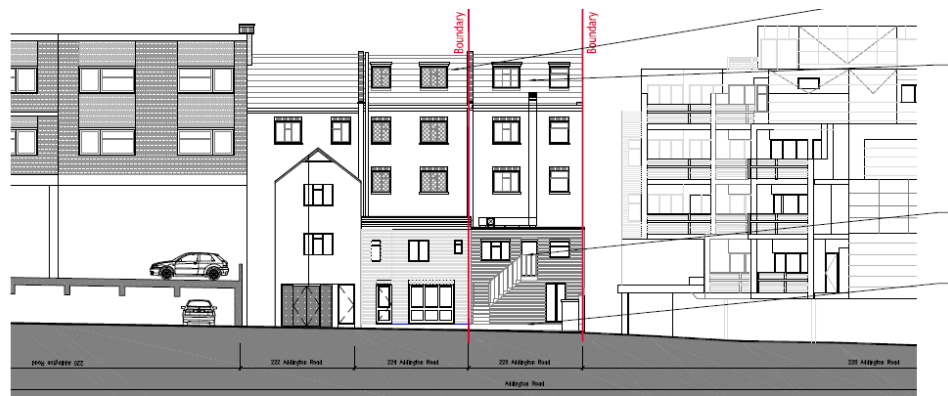
- 8.3 With a growing population there is a necessity to build more homes and Croydon is planning for 32,890 new homes by 2036, as set out in the housing target in the Croydon Local Plan 2018 with one third of these units to be located in the suburbs, as guided by the SPD. You will need to have regard to this document as part of any application coming forward as this is a material consideration of all residential planning applications.
- 8.4 Policy SP2.7 of Croydon Local Plan 2018 requires 30% of all new residential units to be 3-bed. The ground floor is in use as an Indian restaurant which would be retained. The upper floors are in use as a HMO. It is proposed to provide 3 x 1 bedroom units on the upper floors. Whilst a 3 bedroom unit would not be provided, given the siting of the shop within a district shopping centre, its use as a HMO and layout, it is considered one bedroom flats would be appropriate outcome in this particular situation. The proposal would therefore provide additional units, which the Council is seeking to promote. It is considered this is acceptable in principle subject to the demonstration that the development deals adequately with the matters raised in considering the material considerations relevant to the proposal.

#### **Townscape and Visual Impact**

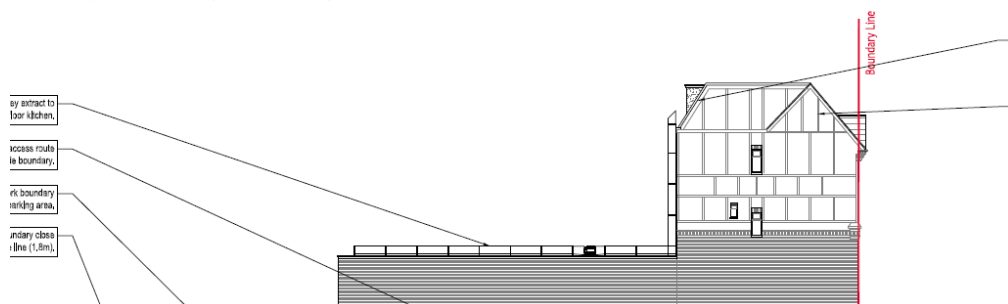
- 8.5 Policy 3.5 of the London Plan requires housing development to be of the highest quality. Policies 7.1, 7.4, 7.5 and 7.6 of the London Plan state that development should make a positive contribution to the local character, public realm and streetscape. It should incorporate the highest quality materials and design appropriate to its context. Policy DM10 of the Croydon Local Plan requires the siting, layout and form of new development to respect the character and appearance of existing areas. Policy DM44 of the Croydon Local Plan requires new development to respect the existing local character and distinctiveness and any building and conversions should be of a high standard of design to ensure the character of the Centre is respected. Policy SP1.1 of the Croydon Local Plan) indicates that the Council will require all new development to contribute to enhancing a sense of place and improving the character of the area. Policies SP4.1 and SP4.2 of the Croydon Local Plan: Strategic Policies (2013) also require development to be of a high quality which respects and enhances local character.
- 8.6 It is proposed to alter the front elevation, install roof lights within the front roof slope, extend the roof and erect dormer extensions on the rear roof slope. 224 Addington Road has roof lights within the front roof slope and dormer extensions to the rear and 222 Addington Road has planning permission for rear dormer extensions.



Proposed Front Elevation (North West Elevation)



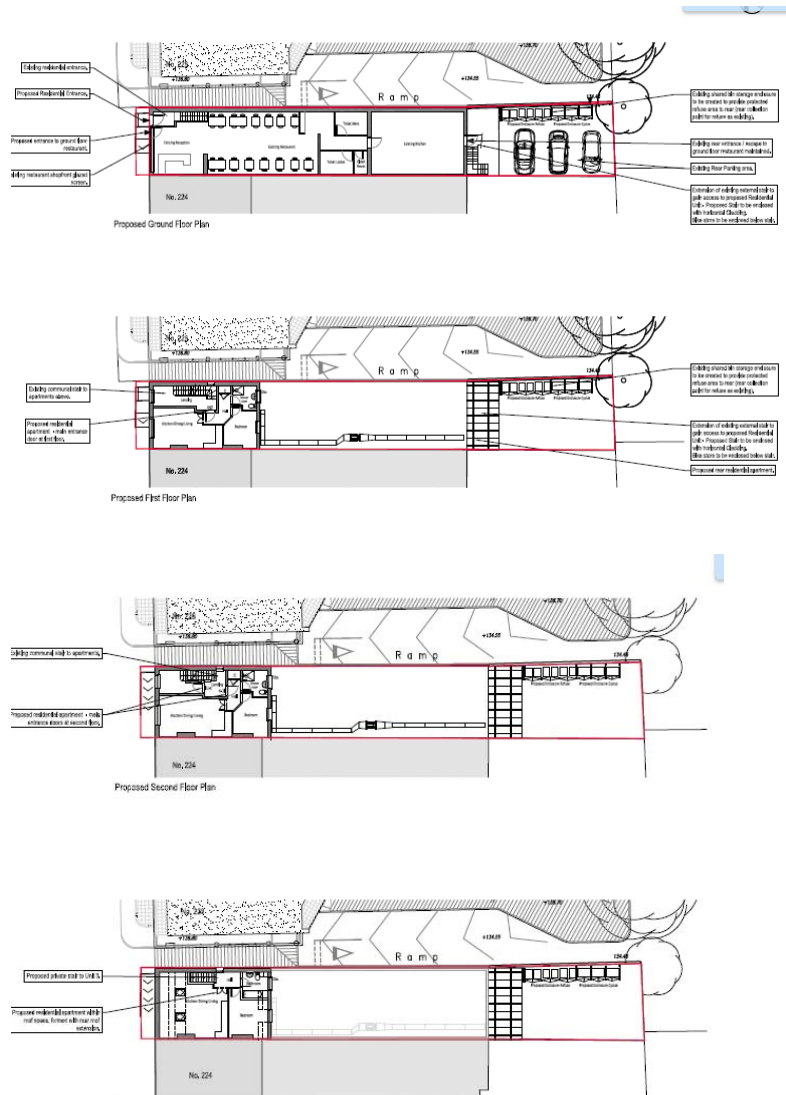
Proposed Rear Elevation (South East Elevation)



8.7 Given the size, siting and design of the proposed alterations/roof extension/dormer extension's in relation to the appearance of the street scene and rear of the shop units/building and the dormer extensions at 224 Addington Road, it is considered that the development would not result in a development which would be out of character with the locality, it is therefore deemed acceptable.

### Housing Quality for Future Occupiers

8.8 The proposed flats should be designed in line with the standards set out in the Nationally Described Space Standards (NDSS) and the London Plan Housing SPG, particularly with regard to minimum floor space standards (including minimum sizes and widths for rooms/storage).



8.9 The standards require a 1 bedroom flat with a shower to have a gross internal floor area of 37m<sup>2</sup> (39m<sup>2</sup> with a bath). The flats proposed on the first and second floor would have a shower room and the proposed flat on the second floor a bathroom. It is considered the proposed flats would meet the Technical Standards and provide a good standard of accommodation in terms of layout and daylight.

8.10 With regard to external amenity space, the London Housing SPG states that a minimum of 5 sqm of private outdoor space should be provided for 1-2 person dwellings and an extra 1 sqm for each additional unit.



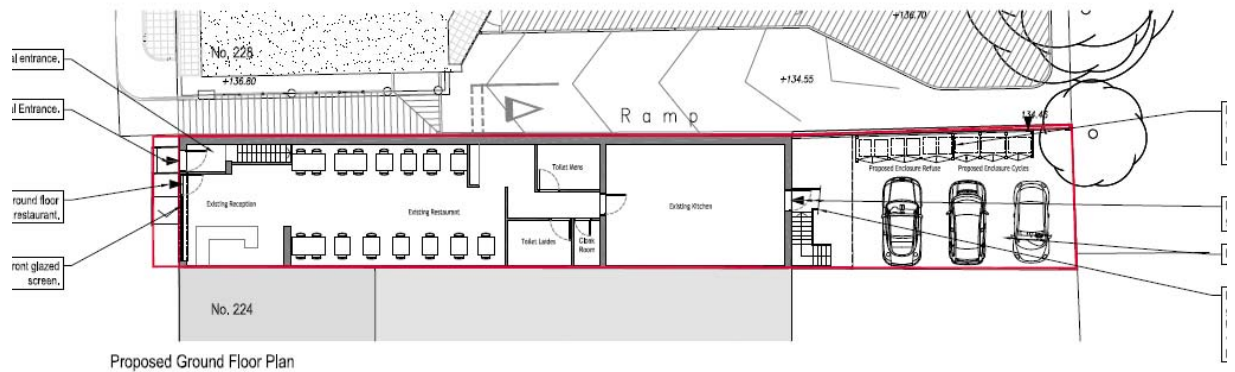
- 8.11 Given the upper floors of the adjacent properties have been converted to flats without amenity spaces having been provided, the existing use of upper floor accommodation, the constrained nature of the site and its location within Selsdon District Centre, the provision of private amenity space officers is instance would not be critical to the success of this proposed development.
- 8.12 A refuse store would be provided to the rear of the site and the collection arrangement would appear to be similar to neighbouring arrangements. Given the siting of the refuse store and other approvals for storage at rear and the collection arrangements are similar to that of its neighbours, it is considered it would not be so detrimental to warrant a refusal of planning permission.

### **Residential Amenity for Neighbours**

- 8.13 Policy DM10.6 states the Council will not support development proposals, which would have an adverse effects on the amenities of the occupiers of adjoining buildings and Suburban Design Guide SPD states extensions should not negatively impact upon neighbouring properties.
- 8.14 Policy 7.1 of the London Plan indicates that in their neighbourhoods, people should have a good quality environment. Policy D10 of the Croydon Local Plan requires the Council to have regard to the privacy and amenity of adjoining occupiers. Policies SP4.1 and SP4.2 of the Croydon Local Plan seek to respect and enhance character, to create sustainable communities and enhance social cohesion and well-being.
- 8.15 The upper floors of 224 Addington Road (including the roof area) have been converted to flats and have rear facing dormer extensions on the rear roof slope. (06/04290/P - Alterations; conversion of first , second and third floors to form 3 x 1 bedroom flats; erection of dormer extension in rear roof slope and installation of velux windows in front roof slope)
- 8.16 The upper floors of 222 Addington Road have been converted to flats. Planning permission has also been granted to convert the roof area into a flat with dormer extensions on the rear roof slope (18/05467/FUL). 222 Addington Road also has been awarded prior approval (18/02030/GPDO) for use of ground and first floor as three flats (at rear).
- 8.17 Planning permission has been granted at 230 Addington Road for the erection of a four storey building with retained lower ground floor level and basement comprising mixed use retail and 11 two bedroom, 14 one bedroom and 1 three bedroom flats (16/05537/FUL). This has not been constructed at the time of the officer's site visit.
- 8.18 It is considered the enlarged roof/dormer extensions and conversion to flats would not have an undue impact on the amenities of neighbouring properties in this instance.

### **Access and Parking**

8.19 Policy DM30 of the Croydon Local Plan (2018) seeks to ensure that there is an appropriate level of car parking. Policies SP8 of the Croydon Local Plan (2018) concerns traffic generation, sustainable travelling and parking standards.



8.20 The subject site is in an area with a PTAL accessibility rating of 2 (on a scale of 1a - 6b, where 6b is the most accessible) as indicated on maps produced by TFL and provides moderate access to public transport. It is proposed to retain 3 parking spaces at rear which is the current arrangement which would be maintained. Given its location, this is considered acceptable,

8.21 Cycle stores are proposed at rear. 3 cycle spaces would be provided, 1 for each flat. This is considered acceptable.

### **Environment, flooding and sustainability**

8.22 SP6.4 of the Croydon Local Plan 2018 - To ensure that the principles of sustainable drainage are incorporated into the development and to reduce the impact of flooding.

8.23 The site is identified as very low risk for surface water flooding. Given the siting of the site and the flats located on the upper floors, it is considered a condition requiring flooding mitigation measures is not necessary in this instance.

8.24 It is therefore recommended planning permission be granted.

### **Conclusions**

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