

**PART 6: Planning Applications for Decision****Item 6.1****1 SUMMARY OF APPLICATION DETAILS**

Ref: 20/01436/FUL  
Location: Land R/O 279-289 Selsdon Road, South Croydon, CR2 6PS  
Ward: South Croydon  
Description: Demolition of existing garages and erection of a three storey residential development of 8 flats, together with parking, landscaping improvements and other associated works.  
Drawing Nos: 0001,0003, 0005, 0006, 0007, 0008, 0030 Rev B, 0100 Rev E, 0101 Rev A, 0102 Rev A, 0103 Rev A, 0151, 0152 Rev A, 0171 Rev B, 0172 Rev B, 0173 Rev B, 0174 Rev B.  
Applicant: Brick by Brick Croydon Ltd  
Agent: Carter Jonas  
Case Officer: Helen Furnell

- 1.1 This application was first reported to Planning Committee on 27<sup>th</sup> August 2020. The Committee resolved to defer the application in order to allow officers to negotiate improvements to the quality of the design and context, more mitigation of privacy through design, to explore opportunities to improve the southernmost ground floor flat, to look at the proximity of the proposed playspace to the parking area and give more regard to residents with disabilities.
- 1.2 The original report is attached to this agenda as Appendix 1.

**2 SCHEME AMENDMENTS**

- 2.1 The Applicant has provided amendments to the design of the elevations; the location of and treatment to the playspace; and has provided additional information and justification in relation to accessibility issues.
- 2.2 The Applicant has provided revised elevations showing alterations to the brick colour, introduction of revised design detailing, introduction of arch features and revisions to balcony detailing.
- 2.3 The Applicant has provided a revised layout plan showing play equipment for an additional area of child playspace to be located within the rear amenity space. Additional landscaping would also be proposed around the playspace between the existing and proposed buildings to act as a boundary between the playspace and the parking area.
- 2.4 The applicant has submitted a range of information in relation to accessibility issues, including: justification for why an M4(3) cannot be provided on site, justification for why a lift cannot be provided on site, financial justification for why two existing units cannot be combined to create a larger unit which would be M4(3) compliant, and justification for why a disabled parking bay cannot be provided.

### 3 CONSULTATION RESPONSES

- 3.1 The changes proposed to the development since it was last presented to planning committee are minor in nature and therefore no further public consultation was carried out.
- 3.2 Officers are, on balance, satisfied that the amendments and the additional justification provided would address the reasons for deferral.

### 4 FURTHER ADVICE ON MATERIAL PLANNING CONSIDERATIONS

4.1 The applicant has undertaken a review of the surrounding context to the building and has made some minor amendments to the façade design of the building. The changes are as follows:

- The façade material has been changed to a red brick to reference Sunnynook Gardens, but the material will have tones of brown to relate it to the building on the front of the site.
- The existing building is referenced by horizontal soldier course banding on each floor level.
- The façade would be symmetrical with generous vertical openings to reference the proportions of the Victorian terraces on Selsdon Road.
- At ground floor level, protruding brick headers will reference the ground datum, which references Sunnynook Gardens as buildings in that road have an articulated base to the buildings.
- The entrances to the buildings are expressed as arches to also reference features found at Sunnynook Gardens.



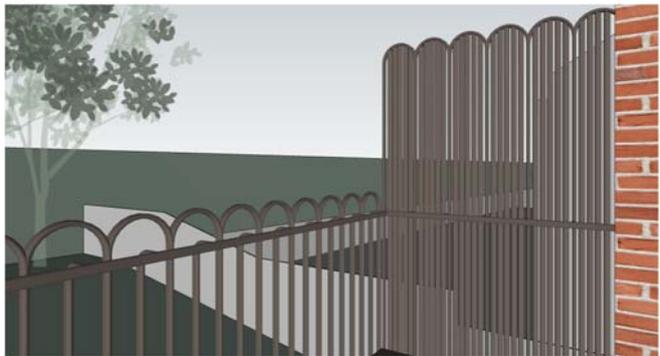
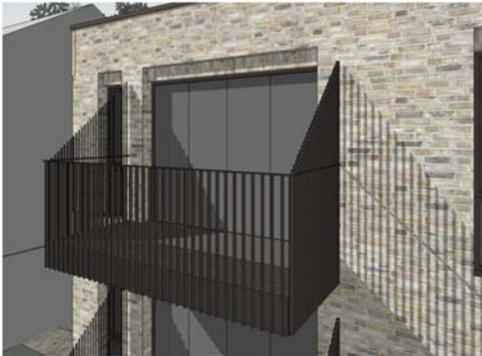
*Previous proposal*



*Current Proposal*

- 4.2 The overall level of detailing in this proposed design is considered acceptable and the references to other features in the locality is considered to be an improvement to the design of the building. Officers are supportive of the horizontal banding, the vertical openings, the protruding brick headers and the revision to the brick colour. The approach that references the brick arches found in Sunny Nook Gardens is supported in principle, however, the relationship between the arches and the floor slab behind has not been fully resolved. Further detail can be secured by the imposition of a planning condition requiring the submission of further detailing.
- 4.3 The Committee raised concern with the balcony design and the privacy aspects of the balcony screening. In response to this, the design of the balcony screening has been

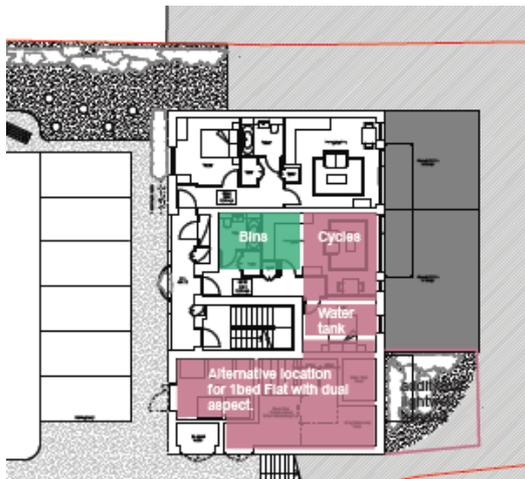
amended from a simple railing with a graduated angle at the side, to the use of arch features on the top of the balustrade railings (reflecting the changes on the front elevation) and the use of a full height screen on the side of the balcony.



*Previous proposal*

*Current proposal*

- 4.4 This change is considered acceptable and reflects features found in the locality of the site. Refinement of the balcony balustrade and screening detail can be controlled by the imposition of a planning condition.
- 4.5 In addition to the elevation and balcony design considerations discussed above, concern was raised at the previous Committee meeting regarding the quality of accommodation for the southernmost ground floor flat. Concern was raised in relation to the single aspect nature of this flat and internal lighting levels. Since the Committee meeting, options have been explored with the applicant for ways to increase light levels to this unit and options to see if it could be made dual aspect. These options are considered in more detail below:
- 4.6 Option 1 – this proposed moving the flat further south and swapping it with the bin/cycle store and water tank on the southern side of the building. This option has been discounted by the applicant as not only would it result in additional costs for retaining walls (by having two separate lightwells rather than one that is subdivided), but it also means that there is a longer route between the existing building and the proposed bin store, which makes it in excess of the maximum carry distance for residents stipulated in the Building Regulations. On this basis this option has been discounted.

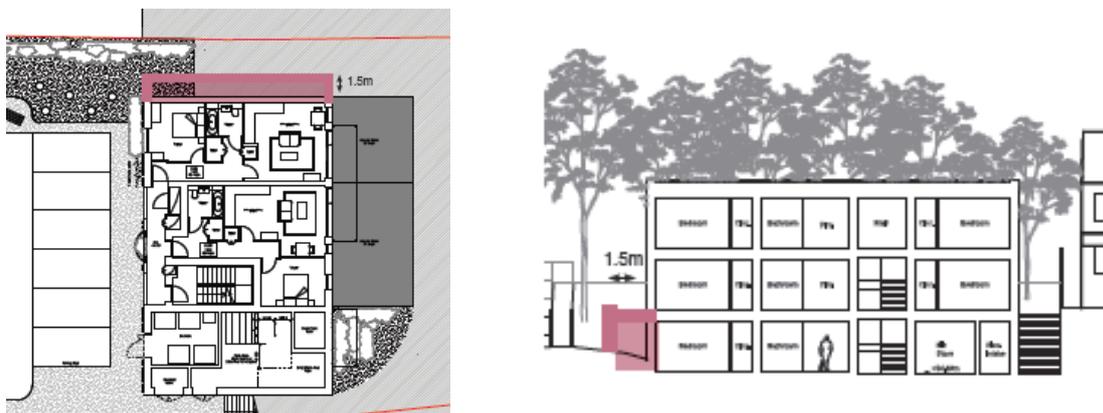


- 4.7 Option 2 – this explored alternatives for moving plant locations within the building to see whether or not it would be possible to have a front window on this unit. The plant in question are risers. These are unable to be located within the stair core as this would cause a conflict with fire regulations (Part B of the Building Regulations stipulates that an electrical riser cannot be located in a protected escape route). The risers are unable to be located in alternative locations to the front of the flat as they rise up throughout the building and on upper floors would block access to the entrances to upper floor flats. Therefore, this option has been discounted.
- 4.8 Option 3 – this proposes a glazed panel in the front door to the flat and a glazed fanlight above the door. This would allow additional light to enter the flat and its provision can be controlled by the imposition of a planning condition. Whilst a revised daylight and sunlight assessment has not been submitted to show the level of improvement, the provision of a glazed panel and a glazed fanlight would allow increased light levels into this flat. In addition, the condition requiring details, will be able to ensure that the openings are of a sufficient size to allow light to enter. Therefore, this option is acceptable.
- 4.9 Concern was raised at the last Committee that the proximity of the proposed playspace to the parking area could lead to safety concerns. As a result of this, the applicant has submitted an alternative proposal which incorporates additional play equipment within the rear amenity space. In addition, play equipment is retained between the buildings, but a boundary hedge between the play equipment and the parking area is proposed. This proposed arrangement is acceptable and the details of landscaping and playspaces are proposed to be controlled by the imposition of a planning condition.



4.10 Committee requested more regard be given to residents and visitors with a disability. Since the deferral, this issue has been looked at in more detail to see if an M4(3) unit, disabled parking bay or a lift could be provided and to see if changes could be made to the access barrier across the vehicle entrance.

4.11 In order to provide an M4(3) unit to the scheme, additional floorspace would need to be created. Additional information has been submitted to show how this could be accommodated.



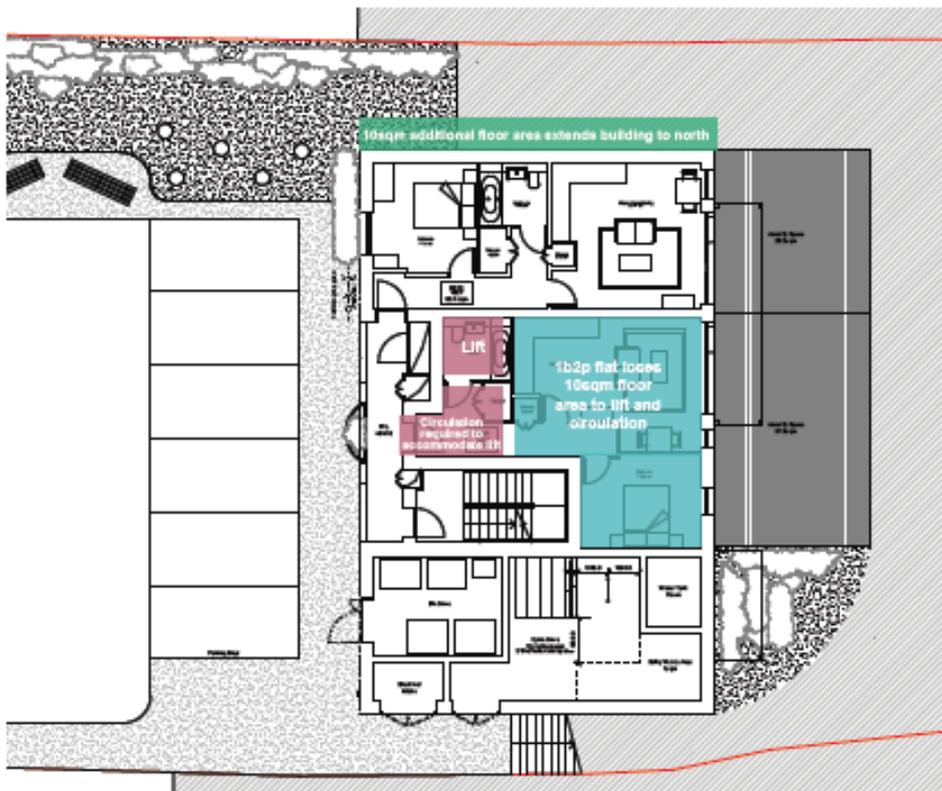
4.12 It would require an additional 1.5m strip to the north of the building to ensure that there is sufficient manoeuvring space for a wheelchair. This would bring the development closer to properties in Sunnynook Gardens, would narrow the access to the rear amenity space and would also have a negative impact on the design of the building.

4.13 There is also a financial dimension to accommodating a M4(3) unit within the development. The applicant has explored options to incorporate an M4(3) unit, including the additional size of the building outlined in the diagrams above and also by combining the two ground floor units to make a larger M4(3) unit. In both options, the financial impact of the changes would render the scheme unviable (and this has been

demonstrated in revisions to the Financial Viability Assessment). Officers are satisfied that an M4(3) unit cannot be accommodated within this proposed development.

4.14 Additional information has been submitted to provide justification as to why no lift has been provided. The supporting text to policy D7 (accessible housing), of the 'Intend to Publish' London Plan 2019 sets out that in exceptional circumstances, the provision of a lift to dwelling entrances may not be achievable and that in blocks of four storeys or less it may be necessary to be flexible. Small scale infill developments, of which the development proposed is an example, are one of the types of development that the flexible approach can be applied to.

4.15 In this case, there are two elements to the additional justification: financial and design implications. Firstly, the financial implication. There is an additional cost of £65,000 in order to provide a lift to the building. This amount would have a significant impact on the viability of the scheme, resulting in the scheme being unviable. Secondly, there are the design and layout implications of the provision of a lift. Layout plans have been submitted which show that if a lift was to be incorporated within the building, this would require an increase in the footprint of the building.



4.16 The footprint of the building would need to increase by 10 sqm to accommodate a lift and this would require the building to move 1m closer to the northern boundary of the site. This would bring the proposed building in closer proximity to properties in Sunnynook Gardens. This would have an increased impact on the amenity of occupiers of these properties by way of increased impact on outlook and would increase overshadowing to the rear of these properties. On balance it is considered that a flexible approach to the provision of a lift is appropriate in this case as the incorporation of a lift into this development with a larger building footprint would have a detrimental impact on the occupiers of adjoining properties. On this basis, the development is proposed without a lift and this approach is acceptable to officers.

4.17 The applicant has been clear that they do not want to make proposals that would remove an existing parking space for existing residents. Therefore, if a disabled access bay is to be proposed, this would have to be in addition to the 6 parking spaces already proposed. Options have been considered to put it either on the north or south side of the existing row of spaces or immediately to the rear of the existing property. All of these options have been looked at in detail.

4.18 Any bay to the south of the existing spaces would result in an obstruction to the refuse store and would impinge on the manoeuvring area for the refuse truck. This would result in the scheme not being able to be serviced on site. Any servicing off-site would not comply with the specified drag distances for waste services personnel and would result in the building not being able to be serviced. This option is considered to be unacceptable.



4.19 Any bay to the north of the existing spaces would result in a loss of landscaping and playspace which would be significant, given the need for manoeuvring space behind the parking bay. This would result in a scheme that does not include any accessible playspace and is considered unacceptable.



4.20 Any bay immediately to the rear of the existing building would also impinge on the manoeuvring area for the refuse truck and is unacceptable for the same reasons as a bay to the south of the existing spaces.

4.21 Given that options have been explored, it has been accepted by officers that an additional disabled parking bay cannot be accommodated on site.

4.22 The access barrier proposed is the same form as the existing access barrier. The applicant has confirmed that the barrier will be locked using a standard fire brigade key that is accessible to all of the emergency services. Provision is also to be made to allow the Council's waste services vehicles and existing residents to access the site. Further details of this are proposed to be agreed within a Car Park Management Plan that will be required by a planning condition. Whilst proposed residents will not be able to get vehicular access to this area, on balance, this is considered to be acceptable to ensure that the area is managed appropriately for existing residents and servicing.



4.23 In conclusion, it is considered that the proposed design changes are an improvement and acceptable, the changes to the landscaping and play space are an improvement and acceptable, the changes to glazing to the ground floor unit are an improvement acceptable and that sufficient justification has been provided for why further changes relating to accessibility have not been incorporated into the scheme.

## 5 RECOMMENDATION

5.1 The recommendation is as set out in the original Committee report attached as Appendix 1, with the inclusion of 2 extra conditions:

- 1) Details of glazed panel and glazed fanlight to ground floor flat (pre-ground slab)
- 2) Details of relationship of brick arches to first floor slab (pre-ground slab)