

1.0 APPLICATION DETAILS

Ref: 21/05536/FUL
Location: Laurel Court, 7 South Park Hill Road, CR2 7DY
Ward: South Croydon
Description: Erection of a fourth storey to facilitate the creation of 2 flats
Drawing Nos: 3121(30)_001 Rev C, 3121(20)_001 Rev C, 3121(10)_001, 3121(20)_002, 3121(10)_004, 3121(10)_002, 3121(10)_003, 3121(10)_005, 3121(50)_002, 3121(40)_001, 3121(40)_002, 171214-D-001A
Agent: Duncan Clendenan
Applicant: Kris Maj
Case Officer: Victoria Bates

1.1 This application is being reported to Planning Sub Committee in accordance with the following committee consideration criteria:

- Objections above the threshold in the Committee Consideration Criteria have been received

2.0 RECOMMENDATION

2.1 That the Planning Sub Committee resolve to GRANT planning permission.

2.2 That the Director of Planning and Sustainable Regeneration has delegated authority to issue the planning permission and impose conditions and informatives to secure the following matters:

Conditions

1. Commencement time limit of 3 years
2. Development carried out in accordance with approved drawings and reports

Pre-commencement Conditions

3. Construction Logistics Plan
4. Tree protection plan and measures to be secured

Compliance Conditions

5. Refuse and recycling details
6. Materials as specified
7. Compliance with Fire Strategy Statement
8. Energy and water efficiency requirements
9. Any other planning condition(s) considered necessary by the Director of Planning and Sustainable Regeneration

Informatives

1. Community Infrastructure Levy
2. Code of practice for Construction Sites
3. Compliance with Building/Fire Regulations
4. Construction Logistics Informative
5. Any other informative(s) considered necessary by the Director of Planning and Sustainable Regeneration

- 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.

3.0 PROPOSAL AND LOCATION DETAILS

Proposal

- 3.1 The application seeks planning permission for the erection of a fourth storey to facilitate the creation of 2 flats.
- 3.2 The flats would be accessed from the existing resident's entrance. The flats would have access to the communal amenity space and play area. Refuse and cycle storage would be located in the basement within the existing storage.

Amendments

- 3.3 During the course of the application, the window on the northern elevation was altered from clear to obscurely glazed, and a screen is proposed on the southern elevation. The application form was also resubmitted with Certificate B signed, and a new location plan with the red line boundary around the entire site. The application was then reconsulted on for 21 days.

Site and Surroundings

- 3.4 The site is occupied by a block of 15 flats. The original building on the site (where the new flats are located) was refurbished and extended under 18/04376/FUL. To the south of the site is a nursery and to the north is a hotel. The area is primarily residential with a mixed character. There is a Tree Preservation Order (TPO) on the site at the front and an area TPO at the rear.



Figure 1 – front of site with adjoining premises

Planning History

- 3.5 20/05080/DISC - Discharge of conditions 4 (playspace), 7 (screening), 9 (refuse), 10 (cycle storage), 11 (electric vehicle charging points) and 16 (CO2), attached to planning permission 18/04376/FUL for the construction of 3-storey residential building at rear comprising 9 units (6 x 2 bed and 3 x 3 bed flats) with associated car parking, cycle storage, amenity space and refuse storage, and refurbishment of existing building with associated external alterations – Discharged

19/05820/DISC – Discharge of Condition 2 (materials) & Condition 14 (drainage) attached to planning permission 18/04376/FUL for the construction of 3-storey residential building at rear comprising 9 units (6 x 2 bed and 3 x 3 bed flats) with associated car parking, cycle storage, amenity space and refuse storage, and refurbishment of existing building with associated external alterations – Approved.

19/03237/DISC – Discharge of Condition 15 (Flood Resilience Measures) attached to PP

18/04388/FUL - Temporary change of use of part of back garden (C3 residential) to open air storage (B8) including installation of 3m high screened fencing to support associated works at neighbouring development – Planning Permission Granted.

18/04376/FUL – Construction of 3-storey residential building at rear comprising 9 units (6 x 2 bed and 3 x 3 bed flats) with associated car parking, cycle storage, amenity space and refuse storage, and refurbishment of existing building with associated external alterations – Planning Permission Granted.

73/20/1071 – Erection of three storey block of 6 two bedroom flats and garages – Planning Permission Granted.

72/20/2993 – Demolition of existing premises and erection of 1 three-storey block of 6 two-bedroom flats with garages – Planning Permission Granted.

4.0 SUMMARY OF KEY REASONS FOR RECOMMENDATION

- The principle of the intensified residential development is acceptable;
- The quality of accommodation is acceptable for future residents;
- The design and appearance of the development is an acceptable quality, and it is not considered that it would harm the character of the surrounding area;
- The proposal would not create undue harm to the amenity of nearby residential properties and their occupiers;
- The level of parking and impact upon highway safety and efficiency would be acceptable;
- Sustainability aspects can be controlled by conditions.

5.0 LOCAL REPRESENTATION

5.1 The application was publicised by letters of notification to neighbouring properties. The number of representations received in response to the notification of the application are as follows:

No of individual responses: 14; Objecting: 14; Supporting: 0

5.2 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.

Objection	Officer comment
<i>Character and design</i>	
Obtrusive by design	Acknowledged and addressed in paragraphs 7.6 – 7.9 of this report
Not in keeping with the area	
<i>Impacts on neighbouring amenity</i>	
Overlooking	Acknowledged and addressed in paragraphs 7.10-7.13 of this report
Loss of light	
Overbearing	
Noise from construction	A construction logistics and management plan condition would be imposed. Construction works cannot take place out of permitted hours as outlined on the Council's website. The construction process would need to comply with environmental health legislation.
<i>Transport and highways impacts</i>	
Traffic	Acknowledged and addressed in paragraphs 7.20-7.23 of this report
<i>Other matters</i>	
Impact on property prices	This is not a material planning consideration

Oversupply of flats in Croydon	Addressed in 7.2-7.5
--------------------------------	----------------------

6.0 RELEVANT PLANNING POLICIES AND GUIDANCE

- 6.1 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 London Plan (2021), the Croydon Local Plan (2018) and the South London Waste Plan (2012).
- 6.2 Government Guidance is contained in the National Planning Policy Framework (NPPF) (2021). 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.
- 6.3 The main planning Policies relevant in the assessment of this application are:

London Plan (2021):

- D3 Optimising site capacity through the design-led approach
- D4 Delivering good design
- D5 Inclusive design
- D6 Housing quality and standards
- D11 Safety, security and resistance to emergency
- D12 Fire Safety
- H1 Increasing housing supply
- H2 Small sites
- H10 Housing size mix
- SI3 Energy infrastructure
- SI5 Water infrastructure
- SI12 Flood risk management
- SI13 Sustainable drainage
- T4 Assessing and mitigating transport impacts
- T5 Cycling
- T6 Car parking
- T6.1 Residential parking
- T7 Deliveries, servicing and construction

Croydon Local Plan (2018):

- SP2 Homes
- DM1 Housing choice for sustainable communities
- SP4 Urban Design and Local Character
- DM10 Design and character
- DM13 Refuse and recycling
- SP6 Environment and Climate Change
- DM23 Development and construction

- DM25 Sustainable drainage systems and reducing flood risk
- SP8 Transport and communications
- DM29 Promoting sustainable travel and reducing congestion
- DM30 Car and cycle parking in new development

Supplementary Planning Documents/Guidance

- London Housing SPG (Mayor of London, 2016)
- Character and Context SPG (Mayor of London, 2014)
- Sustainable Design and Construction SPG (Mayor of London, 2014)

7.0 MATERIAL PLANNING CONSIDERATIONS

7.1 The main planning issues relevant in the assessment of this application are as follows:

- Principle of development
- Design and impact on the character of the area
- Residential amenity for neighbours
- Quality of accommodation for future occupiers
- Transport
- Refuse
- Sustainability
- Other planning considerations
- Conclusion

Principle of development

7.2 Policy SP2.1 of the Croydon Local Plan (2018) states that *‘in order to provide a choice of housing for people in socially-balanced and inclusive communities in Croydon, the Council will apply a presumption in favour of development of new homes provided applications for residential development meet the requirements of Policy SP2, SP3.14 and other applicable policies of the development plan’.*

- 7.3 Laurel Court consists of 6 x 2 bedroom flats. Planning Permission has been granted for the construction of a 3-storey residential building at the rear comprising 9 units (6 x 2 bed and 3 x 3 bed flats) with associated car parking, cycle storage, amenity space and refuse storage, and refurbishment of the existing building with associated external alterations under application 18/04376/FUL.
- 7.4 Consideration has been given regarding whether the introduction of two further flats would result in the application being considered as a major application thus whether affordable housing should be provided (Policy SP2, Policy 2.5, DM.1 of the Croydon Local Plan 2018). Given that the consented scheme has been completed and the time that has passed since permission was granted, the addition of two units that do not require significant works to other parts of the buildings would not result in the classification of this application as major.
- 7.5 The principle of additional units in this location is therefore acceptable.

Design and impact on the character of the area

- 7.6 Policies D3 and D4 of the London Plan (2021) generally require that development should make a positive contribution to local character, as well as the public realm and streetscape. Policy DM10 of the Croydon Local Plan (2018) requires the siting, layout and form of new development to respect the character and appearance of existing areas. DM10.1 seeks to achieve a minimum height of 3 storeys, whilst respecting scale, height, massing and density. Policy SP1.1 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 also require development to be of a high quality which respects and enhances local character.
- 7.7 The existing building is contemporary in character. The additional storey would have openings to match the floors below and a similar contemporary appearance. It would be set back from the front façade in order to appear subordinate. The façade would be zinc, with final detail of materials would be conditioned, which would aid subordination.
- 7.8 Within the streetscene, the height of the extension would appear proportionate to both neighbours. There is a slope North/South along South Park Hill Road. The height of the building would be taller than numbers 3-5 but shorter than number 9 which largely matches the gradient of the road. 11 South Park Hill Road (two plots to the south) is also three storeys with a set back fourth storey (granted under 18/00693/FUL).



Figure 2: Proposed streetscene elevation



Figure 3 : CGI

7.9 In summary, the upwards extension would be generally in keeping with the design of the existing building and wider streetscene in accordance with SP4.1 and DM10 of the Croydon Local Plan and D3 of the London Plan.

Impact on Neighbour Amenity

- 7.10 Policy D3 of the London Plan indicates that in their neighbourhoods, people should have a good quality environment. Policy DM10 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 seek to respect and enhance character, to create sustainable communities and enhance social cohesion and well-being.
- 7.11 To the north is 3-5 South Park Hill Road which is a hotel which has a temporary permission expiring in September 2022 for use as a boarding house. This building has side facing windows at the second floor. The side windows are secondary that appear to serve the ensuite bathrooms, with the main rooms having outlook to the front and rear. Outlook or lighting is therefore not significantly compromised. A side facing window is proposed on the proposed extension serving a bedroom. This will be conditioned as obscurely glazed and non-opening below 1.7 metres to protect privacy.
- 7.12 To the south is 9 South Park Hill Road which is a nursery. This property has windows that face on the application site, including one at roof level which would be a similar height to the proposed extension, one at first floor level and two at ground floor. There would be no side windows in the proposed extension, and the terrace would have a 1.7 metre perforated screen to prevent overlooking to the nursery's roof level window. With regards to outlook and lighting, the neighbour's roof level window would not be significantly affected; it is north facing and there would be a separation distance of 4 metres. Given the non-residential use, this relationship would be acceptable.
- 7.13 The two-bedroom flat would have windows to the rear which slightly overlook the existing flats with south facing windows to the rear of the site, although the angle would be perpendicular as opposed to direct. As the lower floors have windows in the same location, facing to the rear, the proposed two windows would not result in a significant increase in harm to these neighbours. There is also a roof top terrace at the rear of the site; given there is a 22 metre separation between the extension and this terrace, which has obscurely glazed screening, this relationship would be acceptable.

Quality of accommodation for future occupiers

- 7.14 D6 of the London Plan specifies overall flat sizes for various house and flat types. The proposed mix includes 1 x 2 bedroom 3 person unit and 1 x 1 bedroom 2 person unit. The internal floor to ceiling height would be 2.5 metres. Both meet the standards. As only two units are proposed, on balance family housing is not required.

- 7.15 Both units would be dual aspect allowing for natural lighting and cross ventilation. The 1 bedroom flat would have an obscurely glazed window in the bedroom. Whilst not ideal, there is a lesser expectation of outlook from a bedroom, a roof light is also proposed whilst the overall quality of this unit would not be compromised as the living room has a large set of doors onto the terrace that have an unobstructed outlook.
- 7.16 DM10.4c of the Croydon Local Plan requires all proposals to provide a minimum amount of private amenity space of 5m² per 1-2 person unit and an extra 1m² per extra occupant thereafter. Both units would have terraces meeting the standards. The flats would also have access to the communal garden and play area, accessed through the ground floor entrance lobby.
- 7.17 D7 of the London Plan states that 10% of new dwellings should meet M4(3) standards and 90% M4(2). Given the scheme is for two units, a M4(3) unit is not required. To be M4(2) a lift is required in the building, but this was not provided in the refurbishment and extension scheme (18/04376/FUL). The London Plan states that homes not on the ground floor on minor development can comply with M4(1) standard, which does not require step-free access, where provision of step-free access would be unfeasible. Given this extension is above an existing building without a lift, it is accepted by officers as unfeasible to expect a lift to be provided to an existing building that would serve only two new homes.
- 7.18 Policy D12 of the London Plan requires the highest standards of fire safety to be achieved and a fire safety strategy should demonstrate how the policy is met. A strategy has been provided which addresses this.
- 7.19 In summary, both units would have a good level of internal accommodation, external private amenity space, and access to communal and playspace in the wider development. This accords with D6 and D12 of the London Plan and DM10 of the Croydon Local Plan.

Transport

- 7.20 The site is located within an area of good public transport accessibility (PTAL level 4 on a scale of 1a-6b (where 6b is the most accessible). The site is well located for bus routes and in close proximity to South Croydon Train Station and Lloyd Park Tram Stop.
- 7.21 No off street car parking would be provided for the two units. No stopping is allowed on South Park Hill Road Monday-Saturday 7am-7pm, no parking is allowed on Rosamund Close or Coombe Road and there are a low number of bays on Birdhurst Gardens restricted to parking permit holders. Given that there are very few places to park, and access to public transport is good in this location, no parking provision is acceptable.
- 7.22 As only two new units are proposed, the proposal would not generate a significant amount of traffic.

- 7.23 Four cycle parking space are proposed in the basement. This provision is in accordance with T5 of the London Plan. Implementation will be conditioned

Refuse storage

- 7.24 Refuse storage for the additional units would be located in the basement. This is in accordance with DM13 of the Croydon Local Plan which promotes the integration of refuse facilities within the building line. Implementation will be conditioned.

Sustainability

- 7.25 Conditions would secure a 19% carbon dioxide emission reduction and a water use target of 110L per head per day thereby meeting sustainability targets.

Other Planning Considerations

- 7.26 There is a protected tree (TPO 1, 1994) located on the front boundary within the site. There is also an area TPO at the rear of the site (No. 5, 1993). The Impact Assessment, an Arboricultural Method Statement and a Tree Protection Plan submitted in the previous approval (18/04376/FUL) were deemed acceptable by the Tree Team. The proposed works do not go below ground, so the risk of harm to the protected tree at the front of the site would be negligible. A pre-commencement condition is required to ensure the trees are suitably protected during construction.
- 7.27 If permitted, the development would be liable for a charge under the Community Infrastructure Levy (CIL). This payment will contribute to delivering infrastructure to support the development of the area, such as local schools.
- 7.28 All other planning considerations including equalities have been taken into account.

Conclusion

- 7.29 All material considerations have been taken into account, including responses to the public consultation. Considering the consistency of the scheme with the Development Plan and weighing this against all other material planning considerations, the proposal is considered to be acceptable in planning policy terms. The application is recommended for approval.