

Scale in Metres
 0 10 20 30 40 50 60
 for 1:1250



Scale in Metres
 0 5 10 15 20 25
 for 1:500



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Revision	Description	Date	DRAWN

Project:

The Earl of Eldon
 63 Brighton Rd,
 South Croydon
 CR2 6ED

Drawing Title:

Location & Block Plan

Chris Flint Associates Ltd
 CHARTERED SURVEYORS - PROJECT MANAGERS
 DEVELOPMENT CONSULTANTS

Drawn By	Date	SHEET SIZE	Approved By	Date
CF	10/05/17	A3		

Drawing No.	Revision:	Scale:
CFA FULL 03	as shown	

PLANNING

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PART 6: Planning Applications for Decision

Item 6.2

1 SUMMARY OF APPLICATION DETAILS

Ref: 17/03814/FUL
 Location: Earl of Eldon, 63 Brighton Road, South Croydon CR2 6ED
 Ward: Croham
 Description: Erection of a three storey building to rear of existing pub to create 6 x 1bedroom flats (Class C3), landscaping and boundary treatments, erection of extension to rear of pub (Class A4), demolition and alterations to extensions to side/rear of pub
 Drawing Nos: CFA-FULL-01 rev 03, CFA-FULL-03, FRA Issue 01, 51926
 Applicant: Mr R Singh
 Agent: Chris Flint Associates Ltd
 Case Officer: Richard Freeman

	1 bed	2 bed	3 bed	4 bed
Houses	0	0	0	0
Flats	6	0	0	0
Totals	6	0	0	0

1.1 This application is being reported to committee because objections above the threshold in the Committee Consideration Criteria have been received.

2 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 and reports (including flood risk assessment) except where specified by conditions
- 2) Materials to be agreed
- 3) No windows to side elevations other than as shown
- 4) Hard and soft landscaping details to be agreed
- 5) No cooking in the pub without appropriate equipment
- 6) 19% Carbon reductions and 110 litres / head / day
- 7) Details of bin stores to be agreed
- 8) Details of sustainable urban drainage system to be agreed
- 9) Noise study and archaeological study and mitigation measures to be agreed
- 10) Commencement of development within three years of consent being granted
- 11) Any other planning condition(s) considered necessary by the Director of Planning and Strategic Transport

Informatives

- 1) Site notice removal
- 2) Code of Practice for Construction Sites
- 3) Any other informative(s) considered necessary by the Director of Planning and Strategic Transport

3 PROPOSAL AND LOCATION DETAILS

Proposal

3.1 The proposal comprises the following:

- Demolition of existing extension to pub and alterations to existing pub extension to provide for commercial and residential bin stores.
- Erection of a three storey building in pub garden to provide residential accommodation laid out as two units per floor.

Site and Surroundings

- 3.2 The application site is a Locally Listed pub on Brighton Road. The area to the rear of the pub, on Upland Road, is currently used as a pub garden.
- 3.3 Adjacent to the pub on Brighton Road are commercial premises at ground floor with residential above. Adjacent on Junction Road is a car repair and MOT station and terraced residential properties beyond. There are a number of flat schemes in the area, including opposite the site on Junction Road and on Upland Road to the rear.
- 3.4 The site is located within a Flood Zone and an Archaeological Priority Zone.

Planning History

- 3.4 No relevant planning history.

4 SUMMARY OF KEY REASONS FOR RECOMMENDATION

- The pub garden is itself not a protected use. The loss of the pub garden and the demolition of extensions to the pub are not considered to make it unviable and are beneficial in heritage and housing supply terms.
- The proposal would provide 6 homes of an acceptable standard.
- The appearance of the scheme has been amended significantly during the application process and is now considered to have an acceptable relationship with the locally listed pub, a non-designated heritage asset, and to respond to the character of the area.
- The proposal would meet sustainability objectives. No parking is proposed which is considered acceptable given the high Public Transport Accessibility Levels of the site.

5 CONSULTATION RESPONSE

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

Environment Agency (Statutory Consultee)

5.1 The EA made no objection to the proposals.

6 LOCAL REPRESENTATION

6.1 The application has been publicised by way of one or more site notices displayed in the vicinity 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:	35	Objecting: 17	Supporting: 18
No of petitions:	0		

Objections:

- Overdevelopment
- Out of keeping with character of the area
- Height and mass of building dominates existing pub
- Removes opportunity for rejuvenated pub and removes pub storage areas
- Overlooking to neighbouring properties
- Inadequate bin stores, parking and cycle parking will not be used
- Loss of existing parking
- Flats out of keeping with family homes

Support:

- Provides much needed residential accommodation, perfect for first time buyers
- Good use of carparking
- Reduction in fly tipping opportunity
- Area has good transport links
- High quality of accommodation
- Good for area
- Removes attention from employment use and good appearance

7 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: Strategic Policies 2013 (CLP1), the Croydon Replacement Unitary Development Plan 2006 Saved Policies 2013 (UDP) and the South London Waste Plan 2012.

- a. Government Guidance is contained in the National Planning Policy Framework (NPPF), issued in March 2012. 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
 - Delivering a wide choice of high quality homes
 - Providing a good standard of amenity for existing and future occupants of buildings and land
 - Promoting sustainable transport
- b. The main policy considerations raised by the application that the Committee are required to consider are:

Consolidated London Plan 2015 (LP):

- 6.13 Parking
- 7.4 Local Character
- 7.5 Public Realm
- 7.6 on Architecture

Croydon Local Plan: Strategic Policies 2013 (CLP1):

- SP1.2 Place Making
- SP4.1 & 4.2 Urban Design and Local Character

Croydon Replacement Unitary Development Plan 2006 Saved Policies 2013 (UDP):

- UD2 Layout and Siting of New Development
- UD3 Scale and Design of New Buildings
- UD8 Protecting residential amenity
- T2 Traffic Generation from Development
- T8 Car Parking Standards in New Development

- 7.2 The Partial Review of Croydon Local Plan: Strategic Policies (CLP1.1) and the Croydon Local Plan: Detailed Policies and Proposals (CLP2) have been approved by Full Council on 5 December 2016 and was submitted to the Planning Inspectorate on behalf of the Secretary of State on 3 February 2017 and the examination took place in May/June this year. The Inspector's Main Modifications have been published and those policies not extensively changed can be given weight in decision taking.

8 MATERIAL PLANNING CONSIDERATIONS

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

1. Principle of the use
2. The design and appearance of the development and the impact on the character of the area and the locally listed building
3. The impact of the development on the residential amenities of adjoining occupiers and residential amenity of future occupiers

Principle of the use

- 8.2 Emerging policy DM22 seeks to protect pubs, stating that their loss will be resisted where they have made specified efforts to appeal to the community. The emerging policy can be given only limited weight in decision making as it was modified by the Inspector, and this should be seen against transitional arrangements with the adoption of the new Local Plan and that the proposal does not seek the demolition of the Earl of Eldon.
- 8.3 The demolition of extensions and loss of pub garden and parking area would have some impact on the operation of the pub as it would entail the removal of the kitchen flue and limited outside space. However, the pub would still be retained and would still be able to carry out the functions suggested in the policy as sometimes required to improve viability. It should also be noted that the pub has not objected to the proposal.

The design and appearance of the development and the impact on the character of the area and the heritage asset

- 8.4 The pub is a locally listed building, which constitutes a non-designated heritage asset, to which harm should be avoided, in accordance with the National Planning Policy Framework.
- 8.5 The amended scheme has simplified the elevations and lowered the height of the roof below that of the pub allowing the chimneys to be visible. The rear elevation of the pub is a positive element of its appearance and the amendments allow for some of this to remain visible in the streetscene.
- 8.6 The front elevation is located slightly behind the front elevation of the pub to Junction Road and allows for the historic boundary treatment to be retained. This siting is in front of the residential properties further along Junction Road but the intervening employment use operates as a buffer to reduce impacts on them and the street is already terminated by a strong side elevation of the pub. As such, the projection in front of the residential building line is not considered to be detrimental to the character of the area.
- 8.7 The amended roofline of the pub improves the appearance of the building and responds to the predominantly two-storey building heights in the area.

Residential amenity of adjoining occupiers and future residents

- 8.8 Being located adjacent to a pub and an employment use, the impacts on these non-residential properties are considered acceptable. Above commercial premises on Brighton Road are a number of flats with rear windows which look towards the

application site. The nearest windows, to 61 Brighton Road, would be located behind the rear elevation, at right angles to it, and so would have an acceptable relationship. Those further away would have a similar relationship as other properties in the area. Side facing above ground floor windows would be obscure glazed by condition. Concerns have been raised regarding overlooking to adjacent gardens; due to the layout of the area the only affected residential properties are those discussed above, located above 61 Brighton Road.

- 8.9 Whilst there would be some impact on these residential properties, on balance the impact is acceptable given the tight residential grain of the area. Through use of a construction logistics plan, temporary impacts on residential properties during construction can be overcome.
- 8.10 All proposed units meet the Nationally Described Space Standards in terms of their internal dimensions and have adequate private amenity space. Ground floor units have bedrooms to the front, which would be in close proximity to the pavement and potentially overlooked by passers-by. With the front elevation pulled back to retain the existing wall at a low level, there are opportunities for defensible planting. It is also noted that flats opposite the site have a similar relationship with the street. This is considered to be acceptable.
- 8.11 All proposed units are 1-bed, smaller units. Emerging policy controls the amount of larger units in major developments, which this is not, as well as setting out a strategic requirement for 30% of all new homes to be three bed units. Considering the relatively tight site and small number of units, it is considered acceptable for the scheme to comprise 1-bed units.
- 8.12 Given the surrounding non-residential uses, some noise generation may currently occur in the local area. A condition is recommended to require a noise assessment to be carried out and mitigation, be it building fabric improvements or sound insulation, incorporated into the scheme.
- 8.13 Bin and bike stores would be located in a reconfigured outbuilding attached to the pub. The appearance of the bike store is considered acceptable and of an adequate size but further details are required of the bin stores to ensure adequate space for residential and commercial waste storage.

Other considerations

- 8.14 The proposal does not incorporate vehicular parking. The site has a Public Transport Accessibility Level of 5, which is categorised as good. As such, a zero parking scheme is considered to be acceptable. Adequate bicycle parking is proposed.
- 8.15 The site is located in Flood Zone 3 and an area at risk of surface water flooding. The Environment Agency have indicated that they are satisfied that the proposal would not significantly increase flood risk from fluvial sources and have not objected to the proposal. A condition is recommended to require the use of sustainable drainage techniques, although options are relatively limited on a relatively tight site.
- 8.16 Policies require that the scheme makes a reduction in the amount of carbon used of 19% over the Building Regulations and designed for limited water use. This can be secured by condition.

Conclusions

- 8.15 It is recommended that planning permission should be granted for the proposal, as it would be acceptable in all respects, subject to conditions.
- 8.16 All other relevant policies and considerations, including equalities, have been taken into account.