

PART 5: Planning Applications for Decision

Item 5.2

1 APPLICATION DETAILS

Ref: 17/02057/FUL
Location: 127 Godstone Road, Kenley, CR8 5BD
Ward: Kenley
Description: Demolition of the existing building and erection of 2 three storey three bedroom semi-detached houses; formation of vehicular access and provision of associated parking.
Drawing Nos: 996-01 Rev A, 996-02, 996-03 Rev D & 996-04 Rev D
Agent: Doulla Western of Design Company Group
Case Officer: Georgina Betts

- 1.1 This application is being reported to Planning Sub-Committee because Councillor Steve O'Connell made representations in accordance with the Committee Consideration Criteria and requested committee consideration

2 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) The development shall be carried out wholly in accordance with the approved plans
- 2) Flood mitigation required
- 3) Submission of Construction Logistics Plan
- 4) Prior to the occupation the visibility splays, finished floor levels, cycle and refuse stores shall be submitted for approval
- 5) Samples of external facing materials to be submitted
- 6) Hard and soft landscaping to be submitted
- 7) Water usage and Carbon Dioxide Reduction
- 8) No windows at or above first floor in the south-eastern or north-western elevations
- 9) Removal of permitted development rights
- 10) Commence within 3 years of the date of the permission
- 11) Any other planning condition(s) considered necessary by the Director of Planning & Strategic Transport

Informatives

- 1) Community Infrastructure Levy – Granted
- 2) S278 with TFL required

- 3) Control of noise and pollution from construction sites
- 4) Any informative(s) considered necessary by the Director of Planning & Strategic Transport

3 PROPOSAL AND LOCATION DETAILS

Proposal

3.1 The applicant seeks full planning permission for the:

- Demolition of the existing bungalow;
- Erection of a pair of three bedroom three storey semi-detached houses;
- Formation of vehicular access;
- Provision of associated parking, refuse and cycle stores;
- Associated hard and soft landscaping works.

Site and Surroundings

- 3.2 The application site is located on the north-eastern side of Godstone Road, Kenley and is occupied by a detached bungalow in single family occupancy.
- 3.3 The north-eastern side of Godstone Road is characterised by mainly Victorian terraced houses of two-stories interspersed with a few more individually designed houses such as bungalows or small detached houses.
- 3.4 Land levels rise towards the north-east so this side of the road is characterised by houses set at a higher level to the road with rear gardens rising beyond.
- 3.5 The opposite south-western side of the road is characterised by post-war style terraces houses set far below road level.
- 3.6 Godstone Road forms part of the Transport for London road network. The rear of the site adjoins a railway line and land designated for Nature Conservation and Archaeological Priority.

Planning History

- 3.7 16/01979/P – An application was withdrawn for the demolition of the existing building; erection of 2 three storey three bedroom semi-detached houses; formation of vehicular access and provision of associated parking.
- 3.8 08/02772/P- Planning permission was refused for the demolition of existing building; erection of three storey building comprising 1 one bedroom and 2 studio flats.
- 3.9 07/04667/P – Planning permission was refused for the Demolition of existing building; erection of three storey building comprising 2 one bedroom and 1 studio flats.

4.0 SUMMARY OF KEY REASONS FOR RECOMMENDATION

- a. The proposal would provide an addition family, the principle of development can be supported
- 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 managed through condition.

4 CONSULTATION RESPONSE

- 4.1 The views of the Planning Service are expressed in the MATERIAL PLANNING CONSIDERATIONS section below.
- 4.2 Transport for London were notified regarding this application and has raised no objection subject to relevant planning conditions.

5 LOCAL REPRESENTATION

- 5.1 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: 2 Objecting: 2

- 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:

- Over development
- Loss of privacy/light
- General noise and disruption (building works)
- Parking layout not practical nor sufficient

- 5.3 The following issues were raised in representations, but they are not material to the determination of the application:

- Impact on sewer pipes and soakaways [Officer Comment: this is not a material planning consideration and the application would need to seek advice from the relevant authorities]
- Asbestos removal [Officer Comment: this is not a material planning consideration and would be addressed under the Environmental Health Acts]
- Not site notices erected [Officer Comment: the Councils procedure has changed and letters were sent advising the public of the application]

- 5.4 Councillor Steve O'Connell has made the following representations:

- Overdevelopment of site
- Detrimental effect on amenities of neighbouring properties
- Poor design
- Insufficient parking

6 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 Consolidated London Plan 2015, the Croydon Local Plan 2018 (CLP) and the South London Waste Plan 2012.

6.2 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

6.3 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

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
- DM1 on housing choice for sustainable communities
- DM10 on design and character
- DM13 on refuse and recycling
- DM16 on promoting healthy communities
- DM19 on promoting and protecting healthy communities
- DM23 on development and construction

- DM24 on land contamination
- DM25 on sustainable drainage systems and reducing flood risk
- DM27 on biodiversity
- DM28 on trees
- DM29 on promoting sustainable travel and reducing congestion
- DM30 on car and cycle parking in new development
- Applicable place-specific policies

7 MATERIAL PLANNING CONSIDERATIONS

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

- 1) Principle of the development
- 2) Townscape and visual impact
- 3) Impact on neighbouring amenity
- 4) The standard of accommodation for future occupiers
- 5) Access, parking and turning arrangements.
- 6) Flooding

Principle of Development

- 7.2 The application site is currently occupied by a detached bungalow which is in single family occupancy. The current GIA is 148sqm and so would not result in the loss of a small family dwelling house.
- 7.3 The proposed development results in the net gain of one additional small family home (2 in total) and therefore the development can be supported in principle.

Townscape and Visual Impact

- 7.4 The application site is occupied by a detached bungalow with accommodation in the roofspace and due to surrounding two/three storey context appears incongruous. This section of Godstone Road is characterised by irregular building forms, rhythm and architectural styles and therefore the proposed building would sit well in this context.
- 7.5 While it is noted that some excavation would need to take place to accommodate for a pair of three storey semi-detached houses the overall scale and massing of the building is comparable with that of the wider street scene. Separation distances to side boundaries vary in the area and it is noted that the new building would be closer in part than the existing property. However, this would not result in substantial harm to the character and appearance of the surrounding area.
- 7.6 The brick and tile hung detailing is considered to represent the wider Kenley character and therefore the indicative materiality is acceptable. To ensure that high quality materials are used in the construction of the building it is recommended that the applicant is required to submit samples.

Impact on Neighbouring Residential Amenity

- 7.7 The new building would not project beyond the rear of 131 Godstone Road due to the depth of the flank wall of No131. No windows are proposed in the south-eastern elevation of the new building and therefore no overlooking or loss of privacy would result. The relationship between the development and 131 Godstone Road is therefore acceptable.
- 7.8 It is noted that there is a sloping driveway and two garages at both the application site and 131 Godstone Road. To facilitate the new houses this would be removed within the application site; this will require careful construction and liaison with the adjoining occupiers outside of the application process
- 7.9 The development would project approximately 3.5 metres beyond the rear of 125 Godstone Road with a separation distance of 2.9 metres between flank walls. An existing single storey extension at a higher land level currently projects further than 3.5 metres beyond the rear of Number 125.
- 7.10 There are windows in the flank of 125 Godstone Road facing the application site which require careful consideration. At ground floor there are windows serving a dining room/kitchen. At first floor 2 windows serve a landing and a bathroom, so are non-habitable. It is acknowledged that the 3.5m projection at three stories would cause some harm to this adjoining occupier, but it is considered on balance, bearing in mind the existing structures on site, the roof profile proposed, the 2.9m separation and orientation to the sun that a grounds for refusal could not be substantiated.
- 7.11 No windows are proposed in the north-western flank wall and therefore the development would not result in a loss of privacy. The relationship between the development and 125 Godstone Road is therefore acceptable.
- 7.12 Given the presence of the railway line to the north-east and the separation distance to the properties of the opposite side of Godstone Road, no other properties are considered to be affected by this development.
- 7.13 General noise and disturbance as a result of the building works could be adequately addressed through a construction logistics plan and management strategy condition.

The standard of accommodation for future occupiers

- 7.14 Both units would provide a good standard of accommodation and would contribute to the Borough's need for three bedroom homes. Both unit would meet the minimum space standards set out in the "Technical Housing Standards March 2015" for 3 bedroom 5 person dwellings over three floors achieving a GIA of 108sqm and 110sqm; the standards is set at 90sqm.
- 7.15 A generous garden comparable with its neighbours would be provided for each dwelling in excess of the minimum requirement of the Local Plan. Details of boundary treatments, hard and soft landscaping would be secured via condition.
- 7.16 Level access is provided.

7.17 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.

Access, parking and turning arrangements

7.18 Most properties locally do not have on-site parking, although the site has access to a garage and tandem parking space. The PTAL is rated 1b which indicates poor accessibility to public transport.

7.19 The proposals include the provision of 3 parking spaces however it is the LPA's view that one bay would be required for a turning area; allowing vehicles to exit the site in a forward gear. The LPA therefore consider in highway safety terms that the site is only capable of providing two designated bays on site.

7.20 Given the presence of nearby bus stops, local centre or amenities while also bearing in mind the need to encourage sustainable transport choice the provision of two bays is acceptable. In addition, cycle storage in accordance with the London Plan would be secured through condition

7.21 Transport for London have not raised an objection to the application, but require a condition is attached securing a Construction Logistics Plan/Management Strategy. Subject to conditions to secure visibility splays to the access and a suitable bin store arrangement (the current siting is highly visible and this must be relocated). The scheme is acceptable from a transport perspective.

Flooding

7.22 The application site does not lie within a designated flood zone, although is at risk of surface water flooding. It is acknowledged that the wider Kenley area flooded in recent years and this needs to be accounted for as part of this application. The applicant has been in extensive dialogues with the Local Lead Flood Authority and a satisfactory conclusion has been reached. Subject to a condition in relation to flood mitigation measures the development would be acceptable.

Conclusions

7.23 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.