

1.0 APPLICATION DETAILS

Ref: 18/01186/FUL
Location: Land Between 200-220 Selsdon Road, South Croydon, CR2 6PL
Ward: Croham
Description: Erection of two storey building with accommodation in roofspace comprising 8 one bedroom flats (Amendment to Planning Permission 18/00423/CONR to provide 2 additional flats in roofspace).
Drawing Nos: 6529-P01 Rev G, 6529-P02 Rev H and 6529-P03 Rev E
Applicant: Tierra CR2 Ltd
Case Officer: Georgina Betts

- 1.1 This application is being reported to Committee because the Ward Councillor (Councillor Maria Gatland) made representations in accordance with the Committee Consideration Criteria and requested committee consideration.

2.0 RECOMMENDATION

- 2.1 That the Planning 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) External facing materials shall be implemented in accordance with those approved under application 17/05292/DISC
- 3) Hard and soft landscaping works shall be implemented in accordance with those approved under application 17/05292/DISC
- 4) Construction Logistics Plan/Management Strategy shall be implemented in accordance with those approved under application 17/05292/DISC
- 5) Prior to the occupation of the development details of the refuse, recycling, bicycle stores and outdoor amenity space shall be provided to and approved in writing
- 6) No window other than as specified shall be provided in the south-eastern or north-western elevation
- 7) Water usage
- 8) Energy Statement implemented in accordance with those approved under application 17/05292/DISC. Prior to the occupation details confirming the carbon dioxide emissions shall be submitted to the LPA for approval.
- 9) Commence within 3 years of the date of the permission
- 10) Restrictions on future occupiers applying for residential parking permits.

11) Any other planning condition(s) considered necessary by the Director of Planning & Strategic Transport

Informatives

- 1) Community infrastructure Levy
- 2) Code of Practice on the Control of Noise and Pollution from Construction
- 3) Any other informative(s) considered necessary by the Director of Planning & Strategic Transport

3.0 PROPOSAL AND LOCATION DETAILS

Proposal

3.1 The applicant seeks full planning permission for the:

- Erection of a two storey building with accommodation in roofspace comprising of 8 one bedroom flats.
- Provision of hard and soft landscaping
- Provision of refuse, recycling and bicycle stores

3.2 This scheme is the same as approved 18/00432/CONR with the exception of:

- Two additional flats in the loft space
- Rooflights in the front roof slopes and rear dormers



Site and Surroundings

- 3.3 The application site lies on the southern side of Selsdon Road on land between 200-220 Selsdon Road and is occupied by a parcel of brownfield land. The surrounding area is residential in character and comprises two storey Victorian terraces and semi-detached properties. There are no constraints affecting the application site as identified by the Croydon Plan.
- 3.4 The No 412 and No 403 bus routes are within a short distance of the application site while Sanderstead and South Croydon Train Stations are within reasonable walking distance of the site. The site has a PTAL rating of 5 having very good access to public transport.

Planning History

- 3.5 16/01873/P – Planning permission was granted subject to a Section 106 Agreement on the 3rd November 2016 for the erection of two storey building comprising 4 one bedroom and 2 two bedroom flats.

This consent is being implemented on site.

- 3.6 17/00432/FUL – Planning permission was refused on the 11th April 2017 for the erection of a two storey building with accommodation in roofspace comprising of 8x one bedroom flats for the following reasons:

- 1) Out of keeping with the character of the locality and be detrimental to the amenities of the street scene by reason of dominance and design.
- 2) The development would result in sub-standard accommodation by reason of poor outlook and inadequate floor to ceiling heights.

- 3.7 17/03306/FUL – Planning permission was refused on the 24th August 2017 for the erection of a two storey building with accommodation in roofspace comprising of 8x one bedroom flats for the following reasons:

- 1) Out of keeping with the character of the locality and be detrimental to the amenities of the street scene by reason of dominance and design

This appeal was dismissed on the harm to the character and appearance of the surrounding area as a result of the 'book end' gables. The SOS did not support the concerns of the LPA in respect of the roof height or pitch.

- 3.8 17/04490/NMA – A Non Material Amendment was refused for the erection of a two storey building comprising 4 one bedroom and 2 two bedroom flats as the amendment required full planning permission.

- 3.9 17/04673/CONR – A Section 73 Application was granted for the erection of a two storey building comprising 4 one bedroom and 2 two bedroom flats (without compliance with condition 1 – built in accordance with approved plans – attached to planning permission 16/01873/P). This resulted in the inclusion of three rear facing dormer windows.

3.10 18/00423/CONR – A Section 73 application was granted for the erection of two storey building comprising 4 one bedroom and 2 two bedroom flats (without compliance with Condition 1 – built in accordance with the approved plans attached to PP 17/04673/CONR). This resulted in a change in the pitch of the roof and included three rear facing dormers.

4.0 SUMMARY OF KEY REASONS FOR RECOMMENDATION

- a. The residential nature of the development is acceptable
- 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. The principle of a car free development is acceptable.

5.0 CONSULTATION RESPONSE

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

6.0 LOCAL REPRESENTATION

6.1 The application has been publicised by way of letters sent to neighbouring occupiers of the application site and site and press notices. 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: 4 Objecting: 3 Neutral: 1

6.2 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:

- Loss of light/privacy
- Fear of crime/narrow alleyway
- Over development
- Out of character/keeping
- Traffic congestion

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

- Loss of a view [Officer Comment: this is not a material planning consideration]

6.4 The following neutral comments were raised in representations:

- Unit mix reduces the pressure on local schools

- No additional impact on neighbouring properties above what has already been consented
- Development should be built without delay

6.5 Councillor Maria Gatland has made the following representations:

- Further development would harm the residential amenities of neighbouring properties.

7.0 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 2018 (CLP) and the South London Waste Plan 2012.

7.2 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

7.3 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
- DM10 on design and character
- DM13 on refuse and recycling
- DM23 on development and construction

- DM29 on promoting sustainable travel and reducing congestion
- DM30 on car and cycle parking in new development
- Applicable place-specific policies

1.4 Supplementary Planning Document No2 on Residential Extensions and Alterations is also relevant to the determination of this application.

8.0 MATERIAL PLANNING CONSIDERATIONS

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

- The principle of the proposed development
- The impact on the townscape and the visual impact;
- The impact on the residential amenity of adjoining occupiers;
- The living conditions provided for future occupiers;
- Transportation considerations

Principle of development and the established need.

8.2 The principle of the development has already been established in the previous application [LBC Ref 16/01873/P] and is therefore acceptable. It should be noted that this consent is currently being implemented on site with the ground and first floors substantially complete.

Townscape and Visual Impact

8.3 The only change from that now before the Council and that previously approved is the use of the second floor as two additional one bedroom flats, the installation of 5 sky lights in the front roof slope and the construction of three dormer extensions in the rear roof slope. The installation of 5 sky light windows in the front roof slope and the use of the second floor as two additional flats would have a negligible impact on the front elevation and therefore the character and appearance of the surrounding area.

8.4 The construction of three modest size and well-spaced dormer extensions in the rear roof slope would follow the detailed design guidance of SPD2 and as such would not appear visually intrusive or out of character. The physical amendments would therefore have an acceptable impact upon the character and appearance of the townscape.

Impact on Neighbouring Residential Amenity

8.5 The impact of the development upon the adjoining occupiers was previously found acceptable. It is noted that the three rear facing dormer windows would be noticeable to neighbouring properties however separation distances of 21 metres would be maintained as accepted previously. Given the maintenance of such distances the construction of three rear facing dormer windows is not considered to harm the residential amenities of the adjoining occupiers.

The standard of accommodation for future occupiers

- 8.6 All units would provide a good standard of accommodation and would contribute to the Borough's need for new homes and meet the minimum space standards set out in the "Technical Housing Standards March 2015". The outlook from the two additional flats at the second floor level is considered acceptable given the orientation of the building.
- 8.7 All units either have private amenity spaces or access to a communal garden and as the site is currently being implemented this arrangement is considered acceptable.
- 8.8 The proposals would result in a good standard of accommodation that would meet the needs of the borough and can be supported.

Transportation Considerations

- 8.9 Given the topography of the site the principle of a car free development is supported and there are no changes since the previous application which would alter this view.
- 8.10 It is suggested that a condition is attached to prevent future occupiers from applying for residential parking permits in the future as in the previous application.

Other matters raised by representations

- 8.11 Representations have raised concerns over the loss of local green space. This matter was discussed in detail in the initial application and to reiterate the site is not formally designated as local open space and is privately owned. Notwithstanding, the development is already underway on site to build out 16/01873/P.

Conclusions

- 8.12 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.