

**PART 5: Planning Applications for Decision**

**Item 5.1**

**1 SUMMARY OF APPLICATION DETAILS**

Ref: 18/03101/FUL  
Location: Land to the Side of 145 Norfolk Avenue, South Croydon, CR2 8BY  
Ward: Sanderstead  
Description: Erection of a two storey chalet bungalow with associated landscaping, vehicular access, car and cycle parking as well as refuse storage.  
Drawing No's: Site Location Plan, 918:1105/PL101, 918:1105/PL102, 918:1105/PL103, Ped Vis Splays.  
Applicant: Mr James Caldwell  
Agent: N/A  
Case Officer: Tim Edwards

- 1.1 This application is being reported to Planning Sub Committee because the ward councillor (Cllr Hale) made representations in accordance with the Committee Consideration Criteria and requested Sub Committee consideration.

**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 except where specified by conditions.
- 2) All external materials to be submitted for approval prior to above ground works.
- 3) Refuse and cycle stores to be submitted for approval prior to the occupation of the building.
- 4) Soft and hard landscaping, boundary treatments and details of the proposed planting mix (including proposed replacement tree specimens and sizes) provided prior to the occupation.
- 5) The development shall be delivered in accordance with the arboricultural assessment and tree protection plan.
- 6) In accordance with the flood risk/drainage management strategy.
- 7) No windows to be installed within the first floor flank elevations.

- 8) The window located within the western flank of 145 Norfolk Avenue shall be obscured glazed prior to the first occupation of the proposed dwelling.
- 9) 19% reduction in carbon emissions.
- 10) Water usage restricted to 110 litres per person per day.
- 11) Permitted Development rights for the building will be removed.
- 12) Commencement of development within three years of consent being granted
- 13) Any other planning condition(s) considered necessary by the Director of Planning and Strategic Transport

### **Informatives**

- 1) Community Infrastructure Levy
- 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:

- The erection of a two storey chalet bungalow.
- A two bedroom, 4 person unit.
- Provision of refuse and recycling stores.
- Provision of hard and soft landscaping, including single parking space.

### **Site and Surroundings**

3.2 The site is situated on the southern side of Norfolk Avenue and currently forms part of the side garden to 145 Norfolk Avenue, which wraps around the building on three sides. Whilst there is some trees/shrubbery on site, none of these are protected.

3.3 Part of the site is at risk of flooding once in every 100 years from surface water.

### **Planning History**

3.4 There is no relevant planning history linked to this site.

## **4 SUMMARY OF KEY REASONS FOR RECOMMENDATION**

- The principle of the development is acceptable given the nature of the site.
- The living conditions of adjoining occupiers would be protected from undue harm.

- The living standards of future occupiers are satisfactory and meet the National Described Space Standards.
- The highway impact is considered acceptable.
- The refuse and cycle storage is considered acceptable.
- The proposed removal of the existing trees on site and their replacement is considered acceptable.
- Flood risk is suitable mitigated.

## **5 CONSULTATION RESPONSE**

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

## **6 LOCAL REPRESENTATION**

6.1 The application has been publicised by way of neighbourhood notification letters. The number of representations received from neighbours and local groups in response to notification and publicity of the application was as follows:

No of individual responses: 2 Objecting: 2; Supporting: 0

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:

- Impact upon parking and highway safety.
- Impact upon the amenity of the adjoining occupiers.
- Out of character with the surrounding properties.
- Removal of trees detrimental to the local environment.
- Potential disruption to local residents during construction and adjacent nursery to the site.

6.3 Councillor Hale [objecting] has made the following representations:

- The proposed property is too large for the plot.
- The proposal is out of character with nearby properties due to the significant percentage of the plot to be occupied by the new property and the small size of the proposed garden, which is much smaller than the gardens of adjoining properties.
- The proposed property - and the new fence in particular - is too close to the donor property at number 145 and would be detrimental to the amenities of the occupiers at 145 due to loss of view and daylight.

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

7.2 Government Guidance is contained in the National Planning Policy Framework (NPPF), issued in July 2018. 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 2018):

- SP2: Homes
- SP4: Urban Design and Local Character
- SP5: Community Facilities
- SP6: Environment and Climate Change
- SP7: Green Grid
- SP8: Transport and Communication
- 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 Flood Risk
- DM26 on Metropolitan Green Belt and Metropolitan Open Land
- DM27 Biodiversity
- DM28 on Trees
- DM29 on Promoting sustainable travel and reducing congestion
- DM30 on Car and cycle parking in new development

Supplementary Planning Guidance as follows:

- Technical Housing Standards – Nationally Described Space Standards

## **8 MATERIAL PLANNING CONSIDERATIONS**

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

- Principle of development
- Townscape and visual impact
- Housing quality for future occupiers
- Residential amenity for neighbours
- Transport
- Sustainability
- Trees

### **Principle of development**

8.2 The Council will permit development in the grounds of an existing building, which is due to be retained, as long as the proposed development is subservient to the host building. Proposals should also ensure that where an existing building is to be retained, a minimum length of 10m and no less than half or 200m<sup>2</sup> (whichever is smaller) of the existing garden is retained for the host property, after the subdivision of the garden.

8.3 In this case, the proposed bungalow is considered subservient to the existing two storey house on-site, taking into account the relative scale and design of the proposal as shown below.



The garden of the host property would continue to be a minimum of 10 metres in depth whilst providing over 200m<sup>2</sup> of garden space. Overall, the proposal would comply with Policy DM10 of the Croydon Local Plan 2018 and would be acceptable in principle.

### **Townscape and visual impact**

- 8.4 The surrounding area is residential in nature and characterised mainly by semi-detached and detached dwellings. Within this section of Norfolk Avenue, 145 Norfolk Avenue sits centrally with its flank elevations/side boundaries facing towards the rear elevations of 13 Church Way. This is in comparison to the opposite side of the road where semi-detached properties and a detached ‘chalet bungalow’ follow a more uniform building line. Although the proposed building would sit forward of the host property, the impact on the street-scene would be minimal having been designed to stepped back appropriately to ensure that 145 Norfolk Avenue continues to be the prominent building as part of the overall street-scene.
- 8.5 Directly opposite the site is 124 Norfolk Avenue, a similarly styled chalet bungalow, with front roof dormers and comparable separation distances with the adjoining occupiers. Taking this into account the proposed building is considered to be appropriately located within the plot as well as being in-keeping within the surrounding area.
- 8.6 It is noted that the proposed rear garden would be smaller than the majority of surrounding properties. However, this would not be apparent from the street-scene. The character and appearance of the area would be suitably maintained. The size of the garden is addressed in the future occupiers sections below.
- 8.7 The overall scale, massing and design is considered appropriate in respect of the above policies and is considered to be in keeping with the character and appearance of the surrounding area.

### **Housing quality for future occupiers**

- 8.8 The layout of the proposed unit is considered acceptable to the amenities of any future occupiers providing high quality living accommodation which is significantly above the minimum housing standards for a unit of this size.
- 8.9 Whilst there is potential for some potential for overlooking from the host property (145 Norfolk Avenue) towards the proposed bungalow, at ground floor level, the proposed boundary fencing would minimise any loss of privacy whilst at first floor level, the flank window within the host property only acts as a secondary window to an existing bedroom. The primary window within this bedroom is located within the rear elevation, so would have views through to the rear most part of the proposed private amenity space. It is therefore recommended that through the use of a planning condition, the first floor flank window of the host property be obscure glazed (which is possible under these particular circumstances). This would protect the privacy of any future occupiers allowing them to use the main private amenity space located to the rear of the proposed building without being overlooked to a detrimental degree.
- 8.10 The proposed dwelling provides approximately 70 sq m of private amenity providing, well above the minimum standards, which would require 6 metres of private amenity space for a dwelling of this size.

#### **Residential amenity for neighbours**

- 8.11 The site is bounded on two sides by the existing dwelling as well 13 and 15 Church Way. At its closest point, the proposed western elevation of the building would be approximately separated by 18 metres with the main rear elevation of 13 Church Way. Taking into account the reasonable separation, the minimal scale of the proposed building and that only obscured glazed windows would be installed as part of the flank elevation, the scheme would suitably protect the amenities of immediate neighbours.
- 8.12 Owing to the unusual site layout, the proposed building would not project beyond the rear boundary of 15 Church Way currently occupied by Fennies Nursery. Again, as there is reasonable separation as well as their being no first floor rear windows as part of the development, there is not considered to be any detrimental impact upon 15 Church Way.
- 8.13 The proposed relationship with 145 Norfolk Avenue is important. Within the flank elevation of the host property at ground floor level, the proposed boundary fencing would minimise any overlooking to and from the site to an acceptable degree into the side facing window. This window is also located within a triple aspect room and therefore overall, the proposal is not considered to detrimentally impact the amenities of the host property. As previously discussed in paragraph 8.9 above, the first floor window is also secondary in nature and is not considered to be impacted by the development.

- 8.14 Overall, the development is considered to be in accordance with the relevant policies and would not result in unacceptable harm to the residential amenities of the surrounding occupiers.

### **Transport**

- 8.15 The subject site is in an area with a PTAL accessibility rating of 0 (on a scale of 0 - 6b, where 6b is the most accessible), as indicated on maps produced by TfL. The site is therefore considered to have very poor access to public transport.
- 8.16 The proposed development includes a hardstanding area at the front of the site which would allow an acceptable level of parking for a two bedroom dwelling in an area with uncontrolled parking and no apparent parking stress. As the development is relatively small scale, its impact upon highway safety is considered negligible.
- 8.17 A refuse storage area is proposed to be located externally from the building which is overall considered acceptable. However, the proposed scale of the refuse store requires amendments to take into account the new refuse requirements. Further details will therefore be secured by condition.
- 8.18 The proposal includes the erection of cycle storage shed at the rear of the site for 2 bicycles. Whilst this is considered acceptable in principle, no details have been provided in regards to its appearance. A planning condition is suggested to deal with this current lack of detail.

### **Sustainability**

- 8.19 A condition is attached requiring the applicant to achieve a 19% reduction in CO2 emissions while ensuring that water consumption does not exceed 110L per head per day.

### **Flood Risk**

- 8.20 The site is noted to be in an area at risk of flooding once in every 100 years from surface water. The proposal incorporates permeable materials and soft landscaping which are considered appropriate to mitigate the potential flood risk on site. These would again be conditioned accordingly.

### **Trees**

- 8.21 The submitted arboricultural assessments and tree protection plan have been reviewed by the Council's Tree Officer who considers that the proposal would have an acceptable impact on the trees surrounding the site. Although the development would see the removal of a group of trees/hedges along the western boundary, these are not of a sufficient quality to be formally protected and therefore their removal is not resisted. Two new trees are also proposed to be planted with further landscaping details to be secured via condition.
- 8.22 Should the applicant be granted planning permission, the applicant will be expected to adhere to the Council code of construction in regards to working



practices and hours of work. It is considered in this case, conditioning a constructions logistics plan would not be necessary or reasonable and is therefore not recommended to be added as such.

### **Conclusions**

- 8.23 The proposal would result in the redevelopment of an existing site to provide a high quality home. The development would be in keeping with the character of the area and would not have a significant impact on the amenities of adjoining occupiers. The proposed landscaping scheme and cycle storage are all acceptable in principle and can be secured by condition.

### **All Other Matters**

- 8.24 All other relevant policies and considerations, including equalities, have been taken into account.