

PART 6: Planning Applications for Decision

Item 6.2

1 SUMMARY OF APPLICATION DETAILS

Ref:	18/01439/FUL
Location:	Land rear of 53 Downs Court Road, Purley, CR8 1BF
Ward:	Purley
Description:	Demolition of existing garage; and the erection of a two storey 4 bedroom detached house with a single storey rear extension and dormer addition; the provision of two parking spaces and private amenity to the rear.
Drawing No's:	002 Rev J, 005 Rev B and Design and Access Statement Rev 3
Applicant:	Mr Daniel Brown
Agent:	Mr Robert Mewies
Case Officer:	Henrietta Ansah

- 1.1 This application was originally reported to Planning Sub-Committee on the 4th October 2018 because Ward Councillor (Cllr Simon Brew) made representations in accordance with the Committee Consideration Criteria and requested Planning Sub Committee consideration.
- 1.2 The item was deferred at the meeting for further consideration of the relationship to boundaries and the amount of garden space remaining for the host property following sub-division. Amended plans have been submitted following a survey of the site with separation distances annotated within the plan; an increase in the provision of rear garden space for the host property and streetscene elevations.
- 1.3 The application is now being referred to Planning Committee for decision under paragraph 2.9 of Part 3 of the Constitution, Criteria 6.

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 except where specified by conditions.

- 2) All external materials to be submitted for approval prior to above ground works.
- 3) Refuse stores, cycle stores, terrace screening, finished floor levels, sight lines and visibility splays 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) No windows to be installed within the first floor North-Western flank elevation and windows in South-Eastern to be obscurely glazed and fixed shut above 1.8 metres.
- 6) 19% reduction in carbon emissions.
- 7) Water usage restricted to 110 litres per person per day.
- 8) Removal of Permitted Development rights for the building.
- 9) Construction Logistics Plan shall be submitted and approved prior to the commencement of development.
- 10) Water Butt(s) to be installed on completion.
- 11) Commencement of development within three years of consent being granted
- 12) 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/three storey detached property with accommodation in the roof space, a dormer roof extension on the rear roof slope and two velux windows on the front roof slope
- The provision of four bedrooms
- Provision of refuse and recycling store
- Provision of hard and soft landscaping, including two parking spaces
- Amenity space provided to the rear

3.2 Amended drawings have been received which remove a strip of land at the front of the site (adjacent to 1 Selcroft Road) which falls outside of the applicant's ownership.

Site and Surroundings

- 3.3 The site is located South-West side of Selcroft Road, at the rear of 53 Downs Court Road, further South-West of the site. The site currently provides a rear garden and dilapidated garage. There are noted to be some trees/shrubbery on site, however none of this is protected.
- 3.4 Land levels fall sharply to the rear of the site, resulting in basement areas and terraces in some of the properties within Selcroft Road. The wider area comprises mainly two-storey detached and semi-detached residential properties.
- 3.5 The site is identified as a Critical Drainage Area and at risk of surface water flooding, 1 in 100 years.

Planning History

- 3.6 There is no relevant planning history linked to this site.

4 SUMMARY OF KEY REASONS FOR RECOMMENDATION

- There are no protected land use designations on the site and therefore the principle of development is acceptable.
- The scale and layout of proposed built form is considered to be appropriate for the site, and the traditional design and appearance of the buildings would be in keeping with the surrounding character of the area.
- 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.
- Sustainability can be appropriately managed through condition.

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. Following a number of changes to the design and access statement and plans,

neighbours were re-notified during a re-consultation process (between the 2nd July 2018 to 18th July 2018). 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: 23 Objecting: 23 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 the amenity of the adjoining occupiers.
- Out of character with the surrounding properties.
- Impact upon parking and highway safety.
- Removal of trees detrimental to the local environment.

6.3 Purley & Woodcote Residents Association have made the following objection: “Overlooking to 51, 53 & 55 Downs Court Road, resulting in a serious loss of privacy, is quite unacceptable”

6.4 Councillor Simon Brew [objecting] has made the following representations:

- Dimensions of the plot inaccurate [Officer comment: amended plans have been sought and provided]
- Quality of Design and Access Statement [Officer comment: amended design and access statement has been provided]
- Overdevelopment
- Parking unsatisfactory
- Out of keeping
- Loss of light
- Loss of outlook
- Loss of privacy

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 Given the residential nature of the surrounding area, the principle of the demolition of the existing garage and redevelopment for a residential property can be supported. The development would provide an additional family home in an established residential area.

8.3 Overall the proposal is considered acceptable and in compliance with Policy DM10 of the Croydon Local Plan 2018 and so the principle is supported.

Townscape and visual impact

8.4 The surrounding area is residential in nature and characterised mainly by semi-detached and detached dwellings. Given the change in levels and screening afforded the proposed development would not appear unduly prominent from the host property, and would be read in conjunction with the streetscene in Selcroft Road. The width of the plot, separation distance to the side boundaries and siting of the building within the plot would reflect the pattern of development and building line on Selcroft Road.

8.5 The property has been revised to include a front stagger and gable feature, a smaller rear dormer window and a gable-ended roof profile similar to the roof profiles prevalent in vicinity. In addition, traditional materials are proposed. Overall, it is considered that the property would reflect the urban grain, architectural integrity and streetscene within Selcroft Road.

8.6 Policy DM10.4 states “In the case of development in the grounds of an existing building which is retained, a minimum length of 10m and no less than half or 200m² (whichever is the smaller) of the existing garden area is retained for the host property, after the subdivision of the garden”.

8.7 The area of the proposed development to the rear of the host property is not currently used as garden space, being occupied by a vehicular access and garage,

which is dilapidated. Furthermore, the previously proposed boundary line between the host property and the proposed building followed the line of rear boundary lines in the local area. Policies in CLP2018 require development to respect the character of the area and the original proposal arguably balanced these two policy requirements. Nevertheless, the proposal has been amended to increase the size of the host property's retained garden. The existing garden area is 411 square metres. The subdivision of the garden would now result in the host property having a garden area of 205.65 square metres in area, which is no less than half of the existing garden. The depth would be in excess of 10 metres, varying from 15.6 metres and 18.9 metres, given the skewed shape of the existing plot. Thus, the host property's garden would be adequate to serve the inhabitants of the existing property to be retained.

- 8.8 The rear garden to the proposal itself would be smaller than the majority of surrounding properties, given the reduced depth, however this would not appear evident within the streetscene and would be in excess of the Nationally Described Space Standards and London Plan requirements for amenity space.
- 8.9 The overall scale, height, 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

- 8.10 The proposal would comply with internal dimensions and minimum GIA required by the Nationally Described Space Standards providing circa 136 square metres of Gross Internal Floor Area. The house would be dual aspect with adequate outlook. In terms of layout 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.
- 8.11 The London Housing Supplementary Planning Guidance (SPG) sets out that a minimum of 5 square metres of external amenity space be provided for a 1-2 person dwelling, with 1 additional square metres for every additional occupant. It is considered that the proposed four bedroom house would be capable of providing

accommodation for approximately 7 persons, therefore in this regard the development would be expected to provide 9-10 square metres of private amenity space. The proposed amenity provision well exceeds the minimum requirements providing 76.32 square metres of amenity space, at a depth of 7.2 metres, which would provide sufficient amenity provision for future occupiers.

Residential amenity for neighbours

- 8.12 The site is bound to the North by a shared boundary with No. 1 Selcroft Road, a two-storey residential property. To the South of the site is a detached garage forming part of 55 Downs Court Road. The distance from the proposed house to the side boundary to the South, with the rear of No.55 Downs Court Road is 1 metre. To the rear of the site is No. 53 Downs Court Road which lies adjacent to Nos 55 and 51 Downs Court Road. The proposed house would be sited 7.2 metres away from the proposed shared boundary with No. 53 Downs Court Road; 13 metres from the shared boundary with No. 51 Downs Court Road; and at least circa 22 metres away from their flank walls. It is considered that the proposed separation distances afforded would be adequate to avoid any loss of amenity. It is considered that No. 1 Selcroft Road would be most affected by the proposed development, by virtue of its siting and relationship with the application site.

1 Selcroft Road

- 8.13 The applicant has undertaken a survey of the existing plot and its relationship with the adjoining properties and boundaries. The plan demonstrates that the proposed distance from the proposed house to the side boundary to the North, with No 1 Selcroft Road is 2 metres.
- 8.14 No. 1 Selcroft Road's existing side flank wall splays away from the proposed side flank wall of the proposed development, as such, the separation distance between the proposed and existing flank walls vary between 3.74 metres to 5.6 metres.
- 8.15 The ground floor rear projection would extend approximately 2.5 metres beyond No. 1 Selcroft Road's main rear building line. It is considered that the rear ground floor element would be akin to a single storey rear extension, and measuring 2.5 metres in depth would be acceptable and would not cause any significant loss of amenity to No. 1 Selcroft Road.
- 8.16 The first floor rear building line would not project beyond the rear building line of No. 1 Selcroft Road, although it is noted that No. 1 Selcroft Road has habitable room windows on the side elevation. These windows are small and do not appear to form sole habitable room windows and therefore the proposed development would not cause any undue loss of daylight or sunlight.
- 8.17 It is evident that there is an extensive change in levels at the rear of the application site and adjoining property No. 1 Selcroft Road. In this regard, the applicant has

proposed terrace screening, to ensure that the enjoyment of No. 1 Selcroft Road's garden is not detrimentally impacted. This will be suitably conditioned. In addition, a replacement tree scheme, which would be duly conditioned would ensure that adequate replacement planting would be provided.

- 8.18 Taking into account the separation distances it is considered that no undue loss of outlook or visual intrusion would occur. This together with the terrace screening, would ensure that the enjoyment of their garden is not detrimentally impacted upon.
- 8.19 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

- 8.20 The site has a PTAL rating of 1b which indicates moderate accessibility to public transport. However the site is in a sustainable location being within walking distance of Purley District Centre and Purley station.
- 8.21 The proposed development includes a hardstanding area at the front of the site which would allow an acceptable level of parking for a four bedroom dwelling in an area with uncontrolled parking. The vehicular access has been historically established on the site to serve the current garage. As the development is relatively small scale, its impact upon highway safety is considered to negligible. Details of sight lines and visibility splays will be duly conditioned.
- 8.22 A refuse storage area is proposed at the front of the property. This will be duly conditioned to ensure that it is adequately screened and complies with the Council's new waste requirements.
- 8.23 The proposal included cycle storage in the rear garden. Details of this have been secured by condition.

Sustainability

- 8.24 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

- 8.25 The site is noted to be in a Critical Drainage Area at risk of flooding once in every 1000 years from surface water. The applicant has proposed permeable materials and soft landscaping which are considered appropriate to mitigate the potential flood risk on site. Water butts have also been proposed. These measures would again be conditioned accordingly.

Trees

- 8.26 Trees and shrubs will be removed to facilitate the development. The applicant seeks to plant trees around the boundary of the site to increase screening and prevent any perception of overlooking. A landscaping scheme would be duly conditioned to ensure that the landscaping and tree replacement provisions are adequate.
- 8.27 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

- 8.28 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 details relating to the landscaping, cycle and bin storage can be secured by condition.

All Other Matters

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