

**PART 6: Planning Applications for Decision**

**Item 6.3**

**1.0 SUMMARY OF APPLICATION DETAILS**

Ref: 18/05117/FUL  
 Location: 119 Old Farleigh Road, South Croydon, CR2 8QD  
 Ward: Selsdon Vale & Forestdale  
 Description: Demolition of existing bungalow and erection of a terrace of 3x three bedroom houses with shared access and drive way using the existing entrance from old Farleigh road and 2x one bedroom house to the rear accessed from Mapleleaf Close  
 Drawing Nos: 01, 02, 03, 04, 05, 07, 08, 09, 10, 11, 12  
 Applicant: Ms Hilary Ramnarine  
 Agent: Miss Katherine Logue, Ideal Planning & Development  
 Case Officer: Emily Walsh

|                           | studio | 1 bed | 2 bed | 3 bed | 4 bed |
|---------------------------|--------|-------|-------|-------|-------|
| <b>Existing dwelling</b>  |        |       |       |       | 1     |
| <b>Proposed dwellings</b> | 0      | 2     | 0     | 3     | 0     |

*All units are proposed for private sale*

| Number of car parking spaces | Number of cycle parking spaces |
|------------------------------|--------------------------------|
| 6                            | 10                             |

1.1 This application is being reported to Planning Committee because the number of objections above the threshold for Committee Consideration Criteria have been received.

**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. Development to be carried out in accordance with the approved drawings and reports except where specified by conditions
- 2. Details/samples of materials to be approved
- 3. Details of car parking areas, cycle storage and refuse storage to be approved
- 4. Construction Logistics Plan to be approved
- 5. Details of landscaping and SUDS to be approved
- 6. Parking area to be formed of porous materials
- 7. Visibility splays to be provided

8. Development to be undertaken in accordance with Arboricultural Method Statement
9. Tree protection fencing
10. Accessibility
11. 19% Carbon reduction
12. 110litre Water usage
13. Time limit of 3 years
14. Any other planning condition(s) considered necessary by the Director of Planning and Strategic Transport

### **Informatives**

- 1) Community Infrastructure Levy
- 2) Code of practise for Construction Sites
- 3) Ecology consideration
- 4) Any other informative(s) considered necessary by the Director of Planning and Strategic Transport

2.3 That the Committee confirms that adequate provision has been made by the imposition of conditions, for the preservation or planting of trees as required by Section 197 of the Town and Country Planning Act 1990.

## **3.0 PROPOSAL AND LOCATION DETAILS**

3.1 The proposal includes the following:

- Demolition of existing bungalow
- Erection of a terrace of 3x three bedroom houses with shared access and drive way using the existing entrance from old Farleigh road
- Erection of 2x one bedroom house to the rear accessed from Mapleleaf Close.
- Provision of private external amenity space
- Provision of 6 off-street spaces for proposed units
- Provision of associated refuse and cycle stores

### **Site and Surroundings**

3.3 The application site is located on the south west side of Old Farleigh Road, close to the junctions with Kingswood Way to the south east and Sandpiper Road to the north. The site is occupied by a detached house in single family occupancy which is well set back from the road. The property is a bungalow but with a two-storey section and accommodation within the roofspace.

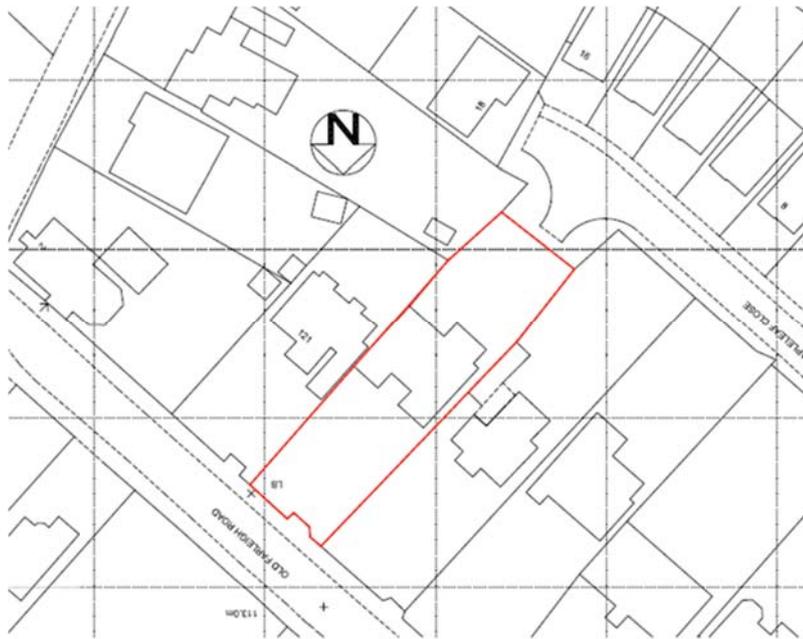


Fig 1: Site location plan showing the site context

- 3.4 Old Farleigh Road is a Classified Road. The site has a PTAL rating of 1b (poor). There is a TPO (20, 1972) and the site is located within an area at medium risk of surface water flooding and is at risk of groundwater flooding.

### Planning History

- 3.5 16/00618/P - Alterations & use of garage as a habitable room; construction of first floor – GRANTED on 11.04.2016.
- 3.6 16/02481/P - Alterations & use of garage as a habitable room; construction of first floor; subdivision to form 2 five bedroom houses – GRANTED on 08.08.2016.

## 4.0 SUMMARY OF KEY REASONS FOR RECOMMENDATION

- The demolition of the existing dwelling and the provision of five good quality new homes would assist the Borough in meeting its housing need and is supported in principle.
- The height, massing, scale and siting of the proposed buildings is acceptable.
- The proposal would not result in any loss of light, outlook or privacy to the neighbouring properties.
- The level of parking provision, cycle storage and refuse storage proposed is acceptable and further details will be secured by condition.
- The impact of the development on trees, flooding and ecology is also acceptable, subject to conditions.

## 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 36 letters of notification to neighbouring properties in the vicinity of the application site. The number of representations received from neighbours in response to notification and publicity of the application are as follows:

No of individual responses: 23    Objecting: 23    Supporting: 8    Comment: 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:

| Objection  | Officer comment  |
|--|--|
| <i>Design and appearance</i>   |  |
| Overdevelopment of the site.   | Addressed in Section 8.13 of this report.  |
| Out of keeping due to being a terrace.                               | Addressed in Section 8.5 - 8.8 of this report.   |
| <i>Impact on amenities of neighbouring properties</i>                |  |
| Loss of light to neighbouring properties                             | Addressed in Section 8.22 – 8.26 of this report.   |
| Overlooking and loss of privacy for neighbours                       | Addressed in Section 8.22 – 8.26 of this report.   |
| Impact on the mains sewer  | This is a matter for consideration under Building Regulations and with Thames Water.     |
| <i>Parking and traffic</i>   |  |
| Increased parking and traffic problems within the Close to the rear. | Addressed in Section 8.27 – 8.31 of this report.   |
| Area for turning within Mapleleaf Close would be reduced             | Adequate space for turning in the road would remain, given the nature of the road.       |
| <i>Other</i>   |  |
| Neighbour consultation not undertaken properly.                      | All adjoining owners were notified by letter and a site notice was placed near the site. |

|  |  |
|--|--|
| Impact on property prices                      | This is not a material planning consideration.   |
| Extent of hardstanding                         | The extent of hardstanding is similar so the existing condition and is acceptable.   |
| Concern about the impact on the protected tree | See paragraph 8.36.  |
| Concern regarding air quality                  | The nature of the development and the level of car parking proposed is such that it would not result in a significant detrimental impact on air quality. |

## 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 and the South London Waste Plan 2012.

7.2 Government Guidance is contained in the National Planning Policy Framework (NPPF), issued in February 2019. 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:

- Promoting sustainable transport;
- Delivering a wide choice of high quality homes;
- Requiring good design.

7.3 The main policy considerations raised by the application that the Committee are required to consider are:

### 7.4 Consolidated London Plan 2015

- 3.3 Increasing housing supply
- 3.4 Optimising housing potential
- 3.5 Quality and design of housing developments
- 3.8 Housing choice
- 5.1 Climate change mitigation
- 5.2 Minimising carbon dioxide emissions
- 5.3 Sustainable design and construction
- 5.12 Flood risk management
- 5.13 Sustainable drainage
- 5.16 Waste net self sufficiency
- 6.3 Assessing effects of development on transport capacity

- 6.9 Cycling
- 6.13 Parking
- 7.2 An inclusive environment
- 7.3 Designing out crime
- 7.4 Local character
- 7.6 Architecture
- 7.21 Woodlands and trees

## 7.5 Croydon Local Plan 2018

- SP2 - Homes
- SP6.3 - Sustainable Design and Construction
- DM1 - Housing choice for sustainable communities
- SP4 – Urban Design and Local Character
- DM10 - Design and character
- DM13 - Refuse and recycling
- DM16 – Promoting healthy communities
- SP6 – Environment and Climate Change
- DM23 - Development and construction
- DM25 – Sustainable drainage systems and reducing floor risk
- SP7 – Green Grid
- DM27 – Biodiversity
- DM28 – Trees
- SP8 – Transport and communications
- DM29 - Promoting sustainable travel and reducing congestion
- DM30 - Car and cycle parking in new development

## 7.6 There is relevant Supplementary Planning Guidance as follows:

- London Housing SPG March 2016
- Croydon Suburban Design Guide Supplementary Planning Document (SPD2) April 2019

## 8.0 MATERIAL PLANNING CONSIDERATIONS

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

1. Principle of development
2. Townscape and visual impact
3. Housing quality for future occupiers
4. Residential amenity for neighbours
5. Access and parking
6. Sustainability and environment
7. Trees and landscaping
8. Other matters

### **Principle of Development**

8.2 The London Plan and Croydon Local Plan identify appropriate use of land as a material consideration to ensure that opportunities for development are recognised and housing

supply optimised. It is acknowledged that windfall schemes which provide sensitive renewal and intensification of existing residential areas play an important role in meeting demand for larger properties in the Capital, helping to address overcrowding and affordability issues.

- 8.3 The application is for a more intensive residential use of the site which would provide additional homes within the borough, which the Council is seeking to promote. The site is located within an existing residential area and as such, providing that the proposal respects the character and appearance of the surrounding area and there are no other impact issues, the principle of the development is supported.
- 8.4 Policy SP2.7 seeks to ensure that a choice of homes is available in the borough that will address the borough's need for homes of different sizes and that this will be achieved by setting a strategic target for 30% of all new homes up to 2036 to have three or more bedrooms. The scheme provides 3 x 3 bedroom units and 2 x 1 bedroom units. The scheme would therefore contribute to the borough meeting the 30% strategic target. As the scheme proposes only 5 new units, there is no basis to require the delivery of affordable housing.

### **Townscape and Visual Impact**

- 8.5 The existing bungalow on site would be demolished and replaced with a two storey building, with accommodation in the roofspace, consisting of three terraced houses. To the rear, accessed from Mapleleaf Close, would be a 1.5 storey pair of semi-detached houses.
- 8.6 Policy DM10.1 states that proposals should seek to achieve a minimum height of 3 storeys. The proposed building would be two storeys, with accommodation in the roofspace, providing three storeys of accommodation. Figure 2.10d of the Suburban Design Guide specifies that the provision of a third storey within the roof space is appropriate where surrounding buildings are predominantly single storey. The adjacent property at 121 Old Farleigh Road is a bungalow, and 117 Old Farleigh Road is a two storey dwelling. When viewed within this context, and taking into account the topography, the height of the building is considered to be acceptable.



- 8.7 In terms of the footprint and overall massing, the Suburban Design Guide specifies that there should be a minimum separation distance of 1 metre between the side wall of the development and the boundary, to allow for access to the rear. Where existing development is closer to the boundary than this, a proposal may seek to replicate this. In this regard, the existing bungalow is sited hard against the north-western boundary of the site, with approximately 1 metre separation from the south eastern boundary. Other buildings along this part of Old Farleigh Road are similarly sited tight to the side boundaries and large spacing between the buildings is not a characteristic of this locality.

- 8.8 Given this context, the siting of the terrace of three dwellings is acceptable and would respect the established pattern of built form whilst optimising the use of the site. In addition, the scale, massing and siting of the proposed main building would be broadly similar to that of the extant permission for the pair of semi-detached houses, ref. 16/02481/P. This permission remains extant and forms a material planning consideration in the determination of this application.
- 8.9 With regard to the proposed pair of semi-detached buildings to the rear, accessed from Mapleleaf Drive, Policy DM10.1 requires backland development to be subservient to the main building. SPD2 – the Suburban Design Guide – requires any development within 18m of the rear wall of any neighbouring property to be of a lower height. The semi-detached pair to the rear would be lower in height than the main building and would appear subservient. The buildings would also exceed the 12m back-to-back separation distance stipulated in SPD2 between new buildings.



- 8.10 The pair of semi-detached dwellings would be sited less than a metre from the north western site boundary. However, the dwellings within Mapleleaf Close, as well as Old Farleigh Road, are sited in close proximity to their boundaries. Given this, the siting of the rear building is acceptable, in addition to its scale.
- 8.11 In terms of the detailed form and design of the buildings, both the terrace and the pair of semi-detached units would incorporate hipped gables roofs with dormer windows. The front elevation of the terrace block would incorporate a gable feature. The use of the gable would reflect the features of other buildings in the locality and would be acceptable.
- 8.12 The pair of semi-detached buildings would be notably smaller in scale than the existing dwellings along Mapleleaf Close, but would appear suitably subordinate and respectful of the character of the area. Whilst the rear buildings would be of limited architectural interest, the approach taken is considered acceptable in this instance. The use of a gable and/or stone/eaves detailing as is evident on the Mapleleaf Road properties would result in a development which would be overly prominent when viewed from this street. The design of this pair is therefore acceptable, subject to suitable materials. This matter can be secured by condition.
- 8.13 Representations have raised concern that the proposal is an overdevelopment of the site. The site is a suburban setting with a PTAL rating of 1b and as such the London Plan indicates that the density levels ranges of 150-200 habitable rooms per hectare (hr/ha).

- 8.14 The proposal would be within this range at approximately 162 hr/ha, which is within the recommended density level and is acceptable.
- 8.15 Therefore, having considered all of the above, against the backdrop of housing need, the proposed development would comply with the objectives of the above policies in terms of respecting local character.

### **Housing Quality for Future Occupiers**

- 8.16 All the proposed new units would comply with internal dimensions required by the Nationally Described Space Standards (NDSS).
- 8.17 In terms of accessibility, level access would be provided from the parking areas to the front door of each unit.
- 8.18 Therefore the units would comply with M4(2) of the Building Regulations, which is acceptable for a development of this scale. Compliance with M4(2) can be secured by condition.
- 8.19 The units would all be dual aspect and would receive an adequate level of light and outlook.
- 8.20 Each unit benefits from an adequate size of private amenity space which, with appropriate boundary treatment, would have an acceptable degree of privacy.
- 8.21 The development is considered to result in a high quality development including three 3 bedroom family units all with adequate amenities and which would, overall, provide a high standard of accommodation for future occupiers.

### **Residential Amenity for Neighbours**

- 8.22 The main properties that would be affected by the proposed development are 121 Old Farleigh Road and 117 Old Farleigh Road.



Fig 5: Ground floor plan highlighting the relationship with the adjoining occupiers.

### 121 Old Farleigh Road

8.23 This property is a bungalow. As demonstrated on the image to the right, the proposed building would have a more limited rearwards projection beyond 121 than the existing building. In addition, the building would be moved slightly further from the boundary with 121 than the existing dwelling. The side roofslope of no.121 benefits from rooflights, from which the new larger building would be visible. However given the improvement in terms of the siting of the new building and the impact that this would have on the light and outlook to the main habitable windows of 121, the proposed relationship is acceptable. The proposed terrace of 3 dwellings would not result in an unacceptable loss of light, outlook or privacy to the neighbouring property at 121 Old Farleigh Road.



### 117 Old Farleigh Road

- 8.24 This property is two full storeys in scale. The proposed terrace of three units would not project beyond the rear of this existing property, and the front projection would not breach the 45 degree angle, as shown below.



- 8.25 Given the siting of the proposed building in relation to the property at 117, the proposal would not result in an unacceptable loss of light, outlook or privacy. The amenity of this property would be safeguarded.
- 8.26 The pair of semi-detached properties to the rear would be visible from the rear facing windows of 117 but, taking into account the scale of the proposed building and the separation distance of approximately 11.5 metres between the units and 117, there would not be an adverse impact on the amenity of this property.

### **Access and Parking**

- 8.27 The Application site has a low PTAL rating of 1b however it is within a short walking distance of 2 bus service routes. This application proposes to erect 5 houses comprising 3x3 bedroom units and 2x1 bedroom units and 6 off-street parking bays. Four of the bays will have its access from Old Farleigh Road and the other two from Mapleleaf Close. The extent of parking provision is acceptable.
- 8.28 The proposed accesses will be required to comply with Highway Visibility Splay and Sight line Standards. Scaled and dimensioned A3 size drawings of the Car parks superimposed of swept paths vehicles access/egressing the Car Park access and parking bays will be required through a pre-commencement condition.
- 8.29 The proposal includes 10 cycle parking spaces. The extent of provision is in line with London Plan requirements (1 space for 1 bed units and 2 spaces for all other units) and these are adequately shown on the plans.

- 8.30 Refuse storage is also shown on the submitted plans. Each unit would have easy access to external bin stores. In terms of collection, given that the main building only serves 3 units, the bin collection arrangements would not be materially different than the existing situation. The rear units can easily be accessed by the refuse vehicle, as with the existing units on Mapleleaf Close. Detailed scaled and dimensioned drawings will be required through condition.
- 8.31 Given the constraints of the site, a Construction Logistics Plan (CLP) will be required prior to commencement.

### **Environment and sustainability**

- 8.32 Conditions can be attached to ensure that a 19% reduction in CO2 emissions over 2013 Building Regulations is achieved and mains water consumption would meet a target of 110 litres or less per head per day.
- 8.33 The site is located within an area with potential for groundwater flooding to occur at the surface and an area at very low risk of surface water flooding. A Flood Risk Assessment has been submitted. Details of resistance and resilience measures for the ground floor level will be required by pre-commencement condition.
- 8.34 Policy DM25 requires all development to incorporate sustainable drainage measures (SuDS). An appropriate SuDS solution for the site will be required by condition prior to the commencement of any groundworks on site.

### **Trees, Landscaping and Ecological Issues**

- 8.35 There is a protected oak tree (TPO 20, 1972) situated in the rear garden of the existing property.
- 8.36 Whilst the below ground constraints of the preserved trees are unlikely to be compromised, the above ground impact of oak T2 could result in future applications to fell the tree. The crown spread of T2 is large and could dominate and shade the amenity space for the rear gardens. However, the applicant has submitted a Tree Shadow Report which shows that, from midday onwards the shadows tend to be directed away from the properties as the sun moves into the west. Crown thinning and raising of the canopy can also help to alleviate potential shadow concerns.
- 8.37 On balance it is considered that the impact on the protected tree, in terms of health and longevity, is acceptable.
- 8.38 There is no reason to believe that any protected species would be harmed by the proposed development, an informative, to be included as part of the officer recommendation is suggested, making the applicant aware that it is an offence to harm protected species or their habitat and in the event that protected species are found on site the applicant should refer to Natural England standing advice.

### **Conclusions**

- 8.39 The demolition of the existing dwelling and the provision of five new homes would assist the Borough in meeting its housing need and is supported in principle. The

scheme would include three family sized units, in line with the strategic target. The units would be of a high quality, benefitting from adequate floorspace, dual aspect and a good level of lighting along with the provision of private amenity space.

- 8.40 The height, massing, scale and siting of the proposed buildings is acceptable and would respect the established pattern of built form in the locality. The density of the development is within the parameters set out within the London Plan and is acceptable.
- 8.41 The siting and scale of the proposed buildings is such that the proposal would not result in any loss of light, outlook or privacy to the neighbouring properties.
- 8.42 The level of parking provision proposed is acceptable and would not place undue parking pressure on the surrounding roads. The cycle storage and refuse storage facilities are acceptable, but further details will be secured by condition.
- 8.43 The impact of the development on trees, flooding and ecology is also acceptable, subject to conditions.
- 8.44 Therefore, the proposal is considered to be in accordance with the relevant policies.
- 8.45 The recommendation is to grant planning permission.
- 8.46 All other relevant policies and considerations, including equalities, have been taken into account.