



PART 6: Planning Applications for Decision

Item 6.3

1 APPLICATION DETAILS

Ref: [17/03889/FUL](#) (*link to associated documents on Planning Register*)
 Location: 59 Upper Shirley Road, Croydon, CR0 5HE
 Ward: Heathfield
 Description: Demolition of existing building and erection of two storey building with part basement and accommodation in roof space comprising of 1 x 1 bedroom, 5 x 2 bedroom and 1 x 3 bedroom flats. Formation of 7 car parking spaces, cycle and refuse stores
 Drawing Nos: BX-20-S1-101, BX-20-S1-102, BX-20-S1-103D, BX-20-S1-104D, BX-20-S1-105B, BX-20-S1-106B, BX-20-S1-107, BX-20-S1-108, BX-20-S1-109, BX-20-S1-110, BX-20-S1-111
 Agent: Mr Porzycki
 Case Officer: Dan Hyde

| | 1 bed | 2 bed | 3 bed | 4 bed |
|-------------------------------------|-------|---------------------------------------|-------|-------|
| Houses | | | | |
| Flats | 1 | 5 | 1 | |
| Totals | 1 | 5 | 1 | |
| Number of car parking spaces | | Number of cycle parking spaces | | |
| 7 | | 14 | | |

1.1 This application is being reported to Planning Committee because objections above the threshold in the Committee Consideration Criteria have been received. In addition, Ward Councillors (Cllr Margaret Mead, Cllr Jason Cummings and Cllr Andy Stranack) made representations in accordance with the Committee Consideration Criteria and requested Planning Committee Consideration.

2 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 works shall be carried out wholly in accordance with the submitted plans
- 2) The southern vehicle access to the site shall be sealed prior to the occupation of the development – with associated landscaping in place.
- 3) First floor windows in north west and south east elevations to be obscure glazed and non-opening below 1.7m from the floor it is installed
- 4) Landscaping to be completed prior to the end of the first planting season following completion of the development and maintained for a period of 5 years
- 5) Tree root protection zones
- 6) Visibility splays to be implemented prior to first occupation of the site and maintained thereafter

- 7) Provision of SUDs (including permeable paving, rain water harvesting)
- 8) Materials as specified in the application form
- 9) 19% Carbon Dioxide reduction
- 10) Water usage limit of 110 litres per person per day
- 11) Commence the development within 3 years of the date of this decision
- 12) Any other planning condition(s) considered necessary by the Director of Planning & Strategic Transport

Informatives

- 1) Community Infrastructure Levy
- 2) Any other informative(s) considered necessary by the Director of Planning & Strategic Transport
- 3) Protected Species

3 PROPOSAL AND LOCATION DETAILS

Proposal

3.1 The applicant seeks full planning permission for the:

- Demolition of existing building;
- Erection of 2 storey building providing 7 flats with accommodation in roof space and basement level (1x1 bed – 2 person, 5x2 bed – 3 person and 1x3 bed – 4 person);
- Construction of parking area to rear of site to accommodate 7 car parking spaces – equating to one car parking space per unit;
- Alterations to landscaping;
- Provision of associated cycle and refuse stores.

Site and Surroundings

- Residential in character;
- Properties that surround the site are mixed in character largely consisting of detached properties;
- Coloma Convent Girls School is to the south east of the site;
- The site is subject to Flood Risk from surface water 1 in 1000 year event and Upper Shirley Road is a London Distributor Road.
- PTAL of 2

Planning History

3.2 There is no relevant planning history on the site, however the following decisions in the vicinity of the site are of relevance to this proposal:

16/02491/P 114 Upper Shirley Road

Retention of demolition of existing building; erection of three storey building comprising 6 two bedroom flats; provision of associated car parking

Refused – Allowed on appeal

17/03277/FUL 1 Shirley Church Road

Demolition of existing building and erection of two storey building with accommodation on the roof level comprising 8 two bedroom and 1 three bedroom flats: provision of associated access, 10 parking spaces, cycle storage and refuse store

Approved

4 SUMMARY OF KEY REASONS FOR RECOMMENDATION

- The proposed development would contribute to the meeting of housing targets whilst re-providing a family sized unit (with access to a private rear garden) as part of the housing mix with a further 5 units being suitably sized to accommodate small family households.
- The proposal would not have a detrimental impact on the street scene given that the proposal would be screened by existing and proposed trees and takes design cues from the existing dwelling to be demolished.
- The proposal would accord with the Technical Housing Standards – Nationally Described Space Standards and would provide acceptable living conditions for future occupiers.
- The proposal would not prejudice highway safety or the parking situation in surrounding streets given the acceptable levels of parking that is proposed on site.
- There would be no significant harm to neighbouring properties and associated residential amenities, given location of windows and the relationship of the proposal to neighbouring dwellings on Postmill Close and Tanglewood Close. There would be adequate separation distances between the proposed development and surrounding properties, utilising the differing building orientations and vegetation on site.

5 CONSULTATION RESPONSE

- 5.1 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 one or more site notices displayed in the vicinity 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: 34 Objecting: 33 Supporting: 1

Referral from Cllr Margaret Mead, Cllr Jason Cummings and Cllr Andy Stranack [objecting].

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:

- Overdevelopment of the site
- Detrimental impact to the neighbouring occupiers residential amenities
- Not in keeping with the surrounding area
- No need to for flats in this area
- Increase in traffic levels
- Noise and disturbance during construction
- Impact on flooding
- Infrastructure incapable of handling development
- Lack of provision for off street parking
- Unsuitable development for the area
- Unacceptable loss of garden space and wildlife habitats
- Increase in traffic on surrounding roads
- Impact on Local Area of Special Character
- Impact on trees/wildlife

6.3 The following matters were in representations which are not material to the determination of the application:

- Impact on surrounding property values

OFFICER COMMENT: The loss of property values in surrounding properties are not a material planning consideration.

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: Strategic Policies 2013 (CLP1), the Croydon Replacement Unitary Development Plan 2006 Saved Policies 2013 (UDP) 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: Strategic Policies 2013 (CLP1):

- SP1.2 Place Making
- SP2.1 Homes
- SP2.6 Quality and Standards
- SP4.1 & 4.2 Urban Design and Local Character
- SP6 Waste and Climate Change
- SP8.15 Parking

Croydon Replacement Unitary Development Plan 2006 Saved Policies 2013 (UDP):

- UD2 Layout and Siting of New Development
- UD3 Scale and Design of New Buildings
- UD8 Protecting residential amenity
- T8 Parking
- H2 Supply of New Housing

Supplementary Planning Guidance as follows:

- Technical Housing Standards – Nationally Described Space Standards

7.4 The Partial Review of Croydon Local Plan: Strategic Policies (CLP1.1) and the Croydon Local Plan: Detailed Policies and Proposals (CLP2) have been approved by Full Council on 5 December 2016 and was submitted to the Planning Inspectorate on behalf of the Secretary of State on 3 February 2017 and the examination took place in May/June this year. Policies which have not been objected to can be given some weight in the decision making process. However at this stage in the process no policies are considered to outweigh the adopted policies listed here to the extent that they would lead to a different recommendation.

8 MATERIAL PLANNING CONSIDERATIONS

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

1. Principle of development
2. Townscape and visual impact
3. Density of development and residential amenity
4. Amenities of future occupiers
5. Parking and cycle storage
6. Waste and refuse
7. Other Matters (Protected Species, Flooding and Landscaping/Trees)

Principle of Development

- 8.2 The principle of demolishing existing single family dwellings and constructing flats is established across the borough and is acceptable in principle. It is pertinent to note that there are properties/sites in use as flats (114 Upper Shirley Road and 1 Shirley Church Road) along with others with consent or under construction. The original dwelling is over 130m² in internal floor space and therefore does not result in the loss of a small family dwelling house.
- 8.3 The proposed development would provide flatted accommodation to a good standard – with the majority benefitting from external amenity space and all complying with the Technical Standards (relating to internal floorspace). As amended, it is proposed to accommodate a 3 bed 4 person unit as part of the development (one of the ground floor/basement duplex units with access to one of the rear garden areas) with the proposed 2 bed units being suitably sized to accommodate a small family (potentially two adults and a child).

Townscape and Visual Impact

- 8.4 The proposal would not have a detrimental impact on the townscape or have a visual impact on the street. The proposal has taken design cues from the existing building to be demolished, particularly the roof form where the front hipped feature has been reflected. Whilst the proposed building would occupy a larger footprint (compared to the existing) and would be somewhat higher and more prominent within the street-scene, spacing between existing properties would be maintained and the varied mix of development scale and form would continue to prevail.
- 8.5 The proposed building would not exceed the height of surrounding buildings and would be constructed from materials that would respect and enhance the surrounding buildings and street scene.

Density of Development and Residential Amenity

- 8.6 Representations have raised concern over the intensification of the site and overdevelopment. The site is a suburban setting with a PTAL rating of 2. With a site area of 0.07 ha, the proposed density would be 100 units/ha 300 habitable rooms/ha. Table 3.2 of the London Plan sets a density range of u/ha and hr/ha if between 50-95u/ha and 150-250hr/ha. Whilst this proposal would fall slightly outside this density range, the London Plan advises that density ranges should not be applied mechanistically. The range for a particular location is broad enabling account to be taken of other factors including local context, design and transport capacity which, where appropriate, can provide a tool for increased density in certain situations. It is considered that in view of the site's location, design, limited effects on neighbours, transport capacity and parking provision, the density would be acceptable. The proposal would therefore accord with London Plan requirements to optimise the potential of sites to provide additional housing.
- 8.7 The neighbouring occupiers that would be most affected by the scheme are those residing in Postmill Close and Tanglewood Close (to the north and south of the site). The occupiers (to the south) most affected by the proposals are 44 and 45 Postmill Close. These properties have secondary side facing windows (in the case of 45 Postmill Close) and a secondary front facing window (in the case of 44 Postmill Close). It is understood that these windows do not provide the main outlook from these two properties and therefore an impact on outlook is not considered to

significantly harm the occupier's residential amenities. In addition, the side windows facing these properties would be obscure glazed, or high level velux windows which would limit overlooking to an acceptable degree.

- 8.8 The neighbouring occupiers to the north of the site (Tanglewood Close) would be well separated from the development and would have side facing windows looking towards the proposed development, which similar to the southern elevation would consist of obscure glazed windows and high level velux windows. Therefore, there would be no significant impact on the neighbouring occupiers in terms of overlooking or loss of outlook.
- 8.9 During the winter months there will be some overshadowing from the proposal (from the south) towards the occupiers to the north. However, given the current situation with the existing trees and the current dwelling that is on the site, this current situation would not be worsened to detrimentally harm the neighbouring occupiers residential amenities.

Amenities of Future Occupiers

- 8.10 All of the proposed flats would be over the National Space Standards prescribed for 1, 2 and 3 bed units (including duplex units). All units would be dual aspect allowing for acceptable levels of light into proposed units.
- 8.11 All units would have a private amenity space, either a private garden (units 2 & 7) or a balcony/veranda (units 3, 4, 5 & 6). The only unit that would not have a private amenity space is would be Unit 1. However, given the space to the front of this unit that could be used as a form of amenity space, it is considered that this arrangement would be acceptable and would result in an acceptable amenity for the future occupiers.

Parking and Cycle Storage

- 8.12 The Public Transport Accessibility Level for the site is 2, which is considered poor, with the site being in short walking distance of bus services. In view of the size of the units – suitably sized for either couples or small families, it is considered that a 1-1 parking provision would be acceptable in this case.
- 8.13 The applicant has provided visibility splays ensuring that when exiting the site, it would be possible to have clear unobstructed views which could be retained on site thereafter. It would be possible to turn on site in order to be able to exit the site in forward gear and the closure of one of the existing access points onto Upper Shirley Road would be controlled through use of a planning condition.
- 8.14 Whilst the scheme will inevitably result in more vehicles accessing the site (off Upper Shirley Road) the additional manoeuvres would be very limited and highway safety would not be compromised, especially with the closure of one of the existing access points.

Waste and Refuse

- 8.15 The proposed bin store has been incorporated into the mass of the building, which would allow for sufficient space to provide the requisite recycling and waste bins. In addition, the bin store would be covered and secure to avoid attracting vermin and

would be in compliance with the drag distance required by the Council's Waste Collection Services.

Other Matters

- 8.16 There is no evidence of any protected species on the site – although it is recommended that an informative be attached to any grant of planning permission alerting the applicant to issues associated with protected species and processes covered by other legislative provisions.
- 8.17 The site is at risk of surface water flooding – and it is considered necessary for a SUDs scheme to be incorporated as part of these proposals – especially in view of the increased level of hard surfacing being proposed. This will need to be secured and controlled through use of a planning condition.
- 8.18 The application as accompanied by a detailed tree assessment which concluded that there is limited landscaping constraints on site to restrict the potential for redevelopment. All trees on site are Category C trees and there is scope to impose root protection zones in the vicinity of more valued landscaping assets found in neighbouring gardens. This would be secured through the use of a further planning condition.

Conclusions

- 8.19 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.