

PART 6: Planning Applications for Decision

Item 6.4

1 APPLICATION DETAILS

Ref: 18/01019/FUL
 Location: 25 Monahan Avenue, Purley, CR8 3BB
 Ward: Purley and Woodcote
 Description: Demolition of the existing building.
 Erection of 2 storey building with part basement and accommodation in the roof space comprising 1 x one bedroom, 5 x two bedroom and 2 x three bedroom flats and provision of cycle and refuse stores.
 Erection of detached 2 storey, 4 bedroom dwelling, with new crossover.
 Provision of associated parking and landscaping.
 Drawing Nos: 17-063-F001, 17-063-P002 Rev A, 17-063-P003 Rev D, 17-063-P004, 17-063-P005, 17-063-P006 Rev D, 17-063-P007, 17-063-P010 Rev A, 17-063-P013, 17-063-P014, L90-200, 18020-BT1
 Agent: Mr Ciccone
 Case Officer: Dan Hyde

	1 bed	2 bed	3 bed	4 bed
Houses				1 x 6 person
Flats	1 x 2 person	4 x 4 person 1 x 3 person	2 x 5 person	
Totals	1	5	2	1

1.1 This application is being reported to committee because the ward councillor (Cllr Mario Creatura) made representations in accordance with the Committee Consideration Criteria and requested committee consideration and objections above the threshold in the Committee Consideration Criteria have been received.

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 windows in the north east elevation of the apartment block shall be obscure glazed and fixed shut to a height of 1.7m
- 3) Construction Logistics Plan to be submitted and approved prior to the commencement of development
- 4) Landscaping scheme to be implemented prior to first occupation and maintained for a period of 5 years
- 5) Parking and access arrangements to be provided prior to the occupation of the site and retained thereafter for the lifetime of the development

- 6) Tree protection plan to be implemented prior to the commencement of any works on site
- 7) Remove permitted development rights to the detached dwelling
- 8) Flood mitigation in accordance with Flood Risk Assessment sections 6, 7 and 8
- 9) Materials as specified in the application
- 10) 19% Carbon Dioxide reduction
- 11) Water usage limit of 110 litres per person per day
- 12) Commence the development within 3 years of the date of this decision
- 13) 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 PROPOSAL AND LOCATION DETAILS

Proposal

3.1 The applicant seeks full planning permission for:

- Demolition of the existing dwelling;
- Erection of a two storey apartment block with lower ground floor and accommodation in the roof space, providing 8 units;
- Erection of a two storey detached dwelling with garage providing a 4 bedroom dwelling;
- Construction of parking area for 7 car parking spaces serving the apartment block and 1 car parking space with 1 space in an integral garage for the detached dwelling;
- Alterations to landscaping.

3.2 The main differences from refused application 09/03417/P are:

- Improved design that responds better to the character of the local area
- Smaller building footprint that has a better relationship to neighbouring occupiers
- Better relationship to protected trees
- Improved parking and access
- It is also important to note that since that decision the NPPF came into effect

Site and Surroundings

- Residential in character;
- Properties that surround the site are relatively similar in character largely consisting of detached properties, with some semi-detached properties in the vicinity;
- Woodcote Day Nursery is to the south east of the site;
- Tree Protection Order no. 9 of 1989;
- Surface Water Flood Risk – Critical Drainage Area, 1 in 100 years and 1 in 100 years;

- Public Transport Accessibility Level of 1a.

Planning History

3.3 The following application is relevant to the assessment and determination of the application:

88/00484/P - Erection of detached dwelling house and garage
Approved

09/03417/P - Demolition of existing house; erection of 2/3 storey building comprising 7 two bedroom and 2 three bedroom flats; formation of vehicular access and provision of associated parking

Refused on grounds of design, mass and scale; impact on protected trees; parking and access and amenity of neighbouring occupiers – Dismissed on appeal on the same grounds

11/01490/P - Erection of detached 3 bedroom house at rear; formation of vehicular access and provision of vehicular access

Withdrawn

11/02914/P - Erection of detached 4 bedroom house at rear; formation of vehicular access and provision of associated parking

Refused on cramped and overcrowded layout and impact on surrounding area – Dismissed on appeal on the grounds of harm on the appearance and character of the area

12/00429/P - Demolition of existing house; erection of 2 two/three storey detached 5 bedroom houses with accommodation in the roofspace and provision of associated parking

Withdrawn

12/01169/P - Demolition of existing house; erection of 2 two/three storey detached 5 bedroom houses with accommodation in the roofspace and provision of associated parking

Approved

12/02422/RES - Demolition of existing house; erection of 2 two/three storey detached 5 bedroom houses with accommodation in the roofspace and provision of associated parking (approval of reserved matters in respect of outline planning permission

12/01169/P)

Approved

16/03252/P - Alterations to land levels; erection of single storey front/side/rear extension to include garaged

Approved

4 SUMMARY OF KEY REASONS FOR RECOMMENDATION

- The proposed development would contribute to the meeting of housing targets.
- The proposal would be an acceptable addition to the street scene and sit comfortably within Monahan Avenue.

- 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, and acceptable visibility when entering and exiting the site.
- The proposal would not harm the health of the protected trees present on site. The trees lost would be Grade C and a landscaping scheme would help to soften the appearance of the development.
- 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 Monahan Avenue. There would be adequate separation distances between the proposed development and surrounding properties.
- Surface water flooding has been addressed and suitably mitigated.

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 letters sent to neighbouring occupiers 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: 54 Objecting: 54 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:

Objections:

- Impact on the surrounding street scene (contrary to Local Area of Special Character/Conservation Area)
- Highway safety
- Impact on trees
- Impact on neighbouring residential amenities
- Insufficient infrastructure
- Overly dense development
- Lack of parking/dangerous access
- Undesired precedent
- Lack of private amenity space
- Increase in noise
- Construction disruption
- Lack of affordable housing

- Impact on health of disabled neighbouring occupier
- Insufficient infrastructure

6.3 The following issues were raised in representations that are not material to the determination of the application but are addressed below:

- Depress property prices [OFFICER COMMENT: The impact on property prices are not a material planning consideration.]
- Covenants on land [OFFICER COMMENT: Any covenants on the land restricting this type of development is not a material planning consideration, and is something that the developer would need to resolve once planning permission is granted.]
- Developer not able to complete/deliver development [OFFICER COMMENT: The ability of a developer to deliver an approved development is not a material planning consideration. Once planning permission is granted the developer has 3 years to begin the development in line with current planning legislation.]
- Sewerage concerns [OFFICER COMMENT: Thames Water has a duty to maintain the sewerage systems in London.]

6.4 Councillor Mario Creatura has made the following representations:

- Irreversible harm to the environment
- Harm on neighbouring occupiers
- Harm on character and appearance of the area
- Detrimental harm on the highway safety, parking and congestion

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 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
- 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 reducing flood risk
- DM27 on biodiversity
- DM28 on trees
- DM29 on promoting sustainable travel and reducing congestion
- DM30 on car and cycle parking in new development
- Applicable place-specific policies

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 Planning Committee is required to consider are as follows:

1. Principle of development
2. Townscape and visual impact
3. Impact on neighbouring residential amenity
4. Amenities of future occupiers
5. Parking and cycle storage
6. Impact on trees
7. Waste and refuse
8. Flooding

Principle of Development

8.2 The principle of demolishing existing buildings and constructing new residential units in existing residential areas is well established across the borough and in local area of the application site and is acceptable in principle.

- 8.3 The proposed development would provide 9 new units to a good standard – benefitting from external amenity space and complying with the Technical Standards (relating to internal floorspace).

Townscape and Visual Impact

- 8.4 The proposal would be an acceptable addition to the street scene. The proposal has taken design cues from the existing building, particularly with the roof form where the hipped features have been reflected, including the small front dormers. The height, at effectively 3 storeys is supported and in accordance with the design and character policies of the Croydon Local Plan.
- 8.5 The detached house would be a suitable addition to the street scene and respects the character of the surrounding area.
- 8.6 The proposed materials for both the apartment block and detached house would respect and enhance the surrounding buildings and street scene. In addition, there would be reasonable separation distances to neighbouring properties.
- 8.7 The parking areas to the front of the two proposed buildings would be acceptable, respecting the parking arrangements of surrounding properties.

Impact on Neighbouring Residential Amenity

- 8.8 The neighbouring occupiers that could be most affected by the scheme are those at no. 23 and no. 29 Monahan Avenue.
- 8.9 The neighbouring occupier at no. 23 would be separated from the proposal by approximately 3.5m and whilst the proposal would result in some overshadowing in the latter stages of the day, the shadow would be cast over side facing windows which are secondary in nature. In addition, the proposed planting/soft landscaping and privacy screens will help to avoid any overlooking and detrimental loss of privacy. This is a residential in character where some mutual overlooking is to be expected.
- 8.10 The neighbouring occupier at no. 29 would not be detrimentally impacted upon from the proposal. The detached dwelling would be adjacent to their garage and would not project beyond their rear wall, so there would not be a detrimental impact on the occupiers in terms loss of outlook. The orientation of the detached dwelling and no. 29 would result in very limited overshadowing or loss of light. In addition, the proposed landscaping will assist in reducing any overlooking and loss of privacy from the detached dwelling, both on no. 29 and 23 Monahan Avenue.
- 8.11 All other neighbouring occupiers are well separated from the application, where minimum separation distances are up to 35m. In addition, existing trees help to screen views of the proposal from neighbouring occupiers.

Amenities of Future Occupiers

- 8.12 The proposed units would be over the National Space Standards prescribed for 1, 2, 3 and 4 bed units. The proposed units would be dual aspect allowing for acceptable levels of light.

- 8.13 Units 1 – 6 in the apartment block and the detached dwelling would all have a private amenity space large enough to be enjoyed by the future occupiers and accord with the National Space Standards and the Local Plan. Units 7 and 8 in the roof space would not have any private amenity space, but would be able to use the large communal amenity to the rear of the apartment block, which is considered to be acceptable and as such the amenities of the future occupiers would be acceptable.
- 8.14 Provision has been made for level access to the flats and house and disabled parking.

Parking and Cycle Storage

- 8.15 The Public Transport Accessibility Level for the site is 1a, which is considered poor, although the site is within short walking distance of bus services on Woodcote Valley Road and Purley Town Centre. In addition, Purley Train Station is approximately a 15 minute walk from the site.
- 8.16 The main parking area for the apartment block (spaces 1 – 5) have enough space to turn on site and exit within forward gear, allowing safe egress onto Monahan Avenue. Spaces 6 and 7 would not benefit from being able to turn on site to exit in forward gear. However, adequate visibility splays and sight lines are possible from this exit, and it is considered that the entrance is far enough away from the bend in the road in order for the users of these parking spaces to be able to exit onto Monahan Avenue safely.
- 8.17 It would be possible to turn a car on site for the detached dwelling in order to be able to exit the site in forward gear, and as such is acceptable as it would also have the requisite visibility splays and sight lines for safe egress.
- 8.18 Whilst the scheme will result in more vehicles accessing the site the additional manoeuvres and traffic generation would be limited and highway safety would not be compromised.

Impact on Trees

- 8.19 The proposal would require the removal of 5 category C trees, and robust protection would be put in place for the trees that would remain on site, including the protected species. The Council's Tree Officer has no objection to the proposal providing the tree protection plan measures are conditioned to be in place prior to the commencement of any works on site, including demolition.

Waste and Refuse

- 8.20 The proposed bin store has been provided in the ground floor 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. The inclusion of the bin and cycle store within the envelope of the building is supported.

Flooding

8.21 A Flood Risk Assessment has been submitted and considers all sources of flooding ensuring surface water run-off is mitigated through below ground drainage and sustainable urban drainage systems. This will be secured by condition.

Conclusions

8.22 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.