

1.0 APPLICATION DETAILS

Ref: 18/00693/FUL
Location: 11 South Park Hill Road, South Croydon, CR2 7DY
Ward: South Croydon
Description: Demolition of the existing dwelling: erection of a three/four storey building comprising 1 studio, 4 two bedroom and 1 three bedroom flats with associated landscaping, parking, refuse and cycle provision.
Drawing Nos: 6571-01, 6571-02, 6571-03, 6571-04, 6571-05 Rev A, 6571-06 Rev A, 6571-07 Rev A, 6571-08 Rev A, 6571-09 Rev A, 6571-10 Rev A, 6571-11 Rev A, 6571-12, 6571-13.
Agent: Howard Fairbarin Project Services Ltd
Case Officer: Georgina Betts

1.1 This application is being reported to Committee because the Ward Councillor (Councillor Michael Neal) made representations in accordance with the Committee Consideration Criteria and requested committee consideration.

2.0 RECOMMENDATION

2.1 That the Planning Sub-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 development shall be carried out wholly in accordance with the approved plans
- 2) Prior to the occupation of the development details of (1) Refuse and cycle stores (2) Visibility splays (3) Security lighting shall be provided (4) Playspace
- 3) Submission of Construction Logistics Plan
- 4) Samples of external facing to be submitted and approved
- 5) Hard and soft landscaping to be submitted
- 6) Water usage and carbon dioxide reduction
- 7) Restrictions on windows in the southern and northern elevations
- 8) Commence within 3 years of the date of the permission
- 9) Any other planning condition(s) considered necessary by the Director of Planning & Strategic Transport

Informatives

- 1) Community infrastructure Levy
- 2) Code of Practice on the Control of Noise and Pollution from Construction Sites

- 3) Party Wall Act of 1996
- 4) Any other informative(s) considered necessary by the Director of Planning & Strategic Transport

3.0 PROPOSAL AND LOCATION DETAILS

Proposal

3.1 The applicant seeks full planning permission for the:

- Demolition of the existing bungalow
- Erection of three/four storey building comprising 6 flats
- Provision of one disabled parking bay
- Associated hard and soft landscaping works
- Provision of refuse and cycle stores

Site and Surroundings

3.2 The application site lies on the eastern side of South Park Hill Road and is currently occupied by a detached bungalow with accommodation in the roofspace dating back to the 1950's/1960's. To the north lies a day nursery and to the south a two storey Victorian residential property.

3.3 The surrounding area is typically Victorian in character with later inter war dwellings with more recent flatted development further south along South Park Hill Road. Land levels within the site are fairly flat and consistent however the land rises from the north to south and therefore 13 South Park Hill Road sits on higher land levels.

3.4 The application site lies adjacent to a Locally Listed Building (13 South Park Hill Road) while the highway is a classified road in which planning permission is required. The site has a PTAL rating of 4 and therefore has good access to public transport.

Planning History

3.5 13/01835/P: Retention of shed in rear garden
[Permission granted]

3.6 12/01895/LE: Retention of alterations to garage and use as habitable room
[Certificate granted]

4.0 SUMMARY OF KEY REASONS FOR RECOMMENDATION

- a. The residential nature of the development can be supported in principle
- b. The development would have limited impact upon the character and appearance of the surrounding area.
- c. The development would have an acceptable relationship with neighbouring residential properties.
- d. The standard of accommodation for future occupiers is satisfactory
- e. Access, parking and turning arrangements are acceptable.

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 way of letters sent to neighbouring occupiers of the application site and site and press notices. 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: 11 Objecting: 7 Supporting: 4

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:

- Loss of light/privacy
- Intrusive design
- Over development/out of character
- Materials not appropriate for the area
- Noise and general disturbance from construction
- Lack of parking/impact of highway safety
- Loss of vegetation/habitats

6.3 The following issues were raised in representations, but they are not material to the determination of the application:

- Loss of a view [Officer Comment: this is not a material planning consideration]

6.4 Councillor Michael Neal has made the following representations:

- Over development/out of character
- Loss of light/privacy to neighbouring properties
- Noise and general disturbance

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 (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
- DM10 on design and character
- DM13 on refuse and recycling
- DM23 on development and construction
- DM29 on promoting sustainable travel and reducing congestion
- DM30 on car and cycle parking in new development
- Applicable place-specific policies

8.0 MATERIAL PLANNING CONSIDERATIONS

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

- The principle of the proposed development
- The impact on the townscape and the visual impact;
- The impact on the residential amenity of adjoining occupiers;
- The living conditions provided for future occupiers;
- Transportation considerations

Principle of development and the established need.

- 8.2 The application site is currently occupied by a detached bungalow which is in single family occupancy. The current GIA is 221sqm and so would not result in the loss of a small family dwelling house.
- 8.3 The proposed development results in the net gain of five homes and therefore the development can be supported in principle.

Townscape and Visual Impact

- 8.4 The applicant proposes to demolish the existing building and erect a three/four storey building comprising of 1x studio, 4x two bedroom and 1x three bedroom flats. The immediate properties are Victorian in scale, massing and appearance and as such the existing bungalow appears incongruous to the prevailing character. The principle of a taller building is therefore supported by both local character and the policies of the Croydon Plan.
- 8.5 The architectural form the proposal is undeniably different from its immediate neighbours, however, the proposal incorporates a front facing gable which references the sites existing character while incorporating design features of the locality. The ridge height of the building is consistent with that of No. 13 South Park Hill Road. Floor to ceiling heights and window positions relate to the wider street scene while responding to the sites topography. Being of a different design and roof form to that of 13 South Park Hill Road and set behind the main front wall ensures that the development does not detract from this Locally Listed Buildings. The development is therefore considered to have an acceptable relationship with the street scene.
- 8.6 The rear half of the building is lower in scale to that of the front half of the building and is chamfered in part responding to its siting with adjacent properties, the overall scale and form is therefore appropriate. There are concerns at this stage in respect of the indicative materials with specific concerns relating to render; brick would be a more appropriate material given the context of the site. Regardless of these concerns, such matters can be addressed through the use of an appropriately worded condition and would not mean that the development is unacceptable in principle. The scale and form of the rear of the development is therefore considered acceptable given its limited visibility from public vantage points.
- 8.7 The provision of one disabled parking bay towards the front is similar in form and character to the surrounding area. Subject to a suitable condition in respect of hard and soft landscaping this approach would not harm the character and appearance of the surrounding area.

Impact on Neighbouring Residential Amenity

- 8.8 To the north of the application site lies 9 South Park Hill Road which is currently being occupied by a day nursery. A separation distance of approximately 5 metres would exist between the two storey flank wall of the nursery and that of the proposed development. There would be no clear glazed or primary windows sited in the northern elevation of the development and as such no overlooking would occur. It is therefore considered that while the development would be

visible to No. 9 it would not result in demonstrable harm to the operation of the nursery. Officers are also mindful that nursery uses are not afforded the same level of protection as residential properties and have given this due weight and consideration.

- 8.9 It is noted that the overall depth of the proposal would extend approximately 9.49 metres beyond 13 South Park Hill Road, a separation distance of 3.93 metres would exist between the flank walls. The property at No. 13 sits on higher land levels to that of the application site by approximately 1 metre while the rear mass reduces in depth and chamfers away from the rearward elevation of No. 13. No primary of clear glazed windows would be sited within the southern elevation of the development and therefore no overlooking would occur. While it is appreciated that this development would be visible from the rear garden of No. 13 it is not considered that the development would result in substantial harm by virtue of visual intrusion, loss of light or privacy to warrant a refusal of planning permission.
- 8.10 Given the separation distance to the neighbouring properties to the east and south no other properties are considered to be adversely affected by the development. For the reasons given above the development is considered to have an acceptable relationship with the adjoining occupiers. In terms of issues with noise and general disturbance as a result of the building works such matters could be secured through a condition as part of a Construction Logistics Plan/Management Strategy.

The standard of accommodation for future occupiers

- 8.11 All units would provide a good standard of accommodation and would contribute to the Borough's need for new home including 1 three bedroom family home and meet the minimum space standards set out in the "Technical Housing Standards March 2015".
- 8.12 All units are provided with private amenity space in accordance with the London Plan standards and have access to a generous communal garden at the rear which is capable of complying with playspace standards set out in the Croydon Plan. Details of boundary treatments, hard and soft landscaping would be secured via condition.
- 8.13 Ramped access is provided while Flat 1 is capable of being wheelchair adaptable.
- 8.14 It is therefore considered that the proposals would result in a good standard of accommodation that would meet the needs of the borough and can be supported.

Transportation Considerations

- 8.15 The site has a PTAL rating of 4 which indicates good accessibility to public transport. One disabled parking bay would be provided towards the front of the site which is accessed directly from South Park Hill Road. Given the high PTAL level and the need to encourage more sustainable methods of transport this provision is considered acceptable.

8.16 South Park Hill Road is subject to controlled parking with a single yellow line running the length of the road. This arrangement would restrict residential parking within the vicinity of the site and encourage more sustainable modes of transport. Given these restrictions and the lack of nearby bays it is not considered necessary to attach a conditions restricting any parking associated with the site further.

8.17 Cycle storage would need to be provided in accordance with the London Plan and would be secured through condition. In addition the Council would seek to secure the following via condition;

- Visibility splays
- Construction Logistics Plan/Management Strategy

8.18 Subject to conditions in relation to the above the development would be acceptable on highway grounds.

Other matters raised by representations

8.19 The application site is not located near a site of nature conservation importance nor is there any evidence of protected species on site. The site is not subject to a formal tree preservation order nor are there any trees worthy of retention. Officers are therefore satisfied that the development would not result in a loss of valued vegetation or habitats.

Conclusions

8.20 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.