

# Planning Sub-Committee Agenda



To: Councillor Paul Scott (Chairman);  
Councillor Humayun Kabir (Vice-Chairman);  
Councillors Jamie Audsley, Kathy Bee, Luke Clancy, Jason Perry, Joy Prince,  
Manju Shahul-Hameed, Susan Winborn and Chris Wright

Reserve Members: Jeet Bains, Simon Brew, Richard Chatterjee, Sherwan Chowdhury, Pat Clouder, Steve Hollands, Karen Jewitt, Bernadette Khan, Shafi Khan and Maggie Mansell

(Five Members selected from the Planning Committee membership above for the Planning sub-Committee: Councillors Paul Scott, Humayun Kabir, Manju Shahul-Hameed, plus 2 minority group members)

A meeting of the **PLANNING SUB-COMMITTEE** which you are hereby summoned to attend, will be held on **Thursday 23rd March 2017 at the rise of Planning Committee but no earlier than 8pm in The Council Chamber, The Town Hall, Katharine Street, Croydon CR0 1NX**

JACQUELINE HARRIS-BAKER  
Acting Council Solicitor and Acting  
Monitoring Officer  
London Borough of Croydon  
Bernard Weatherill House  
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14 March 2017

Members of the public are welcome to attend this meeting. If you require any assistance, please contact the person detailed above, on the righthand side.  
To register a request to speak, please either e-mail [Planning.Speakers@croydon.gov.uk](mailto:Planning.Speakers@croydon.gov.uk) or call MARGOT ROHAN by 4pm on the Tuesday before the meeting.  
Please note this meeting will be paperless. The agenda can be accessed online via the mobile app: <http://secure.croydon.gov.uk/akscroydon/mobile> - Select 'Meetings' on the opening page

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## **AGENDA - PART A**

- 1. Apologies for absence**
- 2. Minutes of the meeting held on Thursday 9th March 2017 (Page 1)**

To approve the minutes as a true and correct record.

- 3. Disclosure of Interest**

Members will be asked to confirm that their Disclosure of Interest Forms are accurate and up-to-date. Any other disclosures that Members may wish to make during the meeting should be made orally. Members are reminded that unless their disclosable pecuniary interest is registered on the register of interests or is the subject of a pending notification to the Monitoring Officer, they are required to disclose relevant disclosable pecuniary interests at the meeting.

- 4. Urgent Business (if any)**

To receive notice from the Chair of any business not on the Agenda which should, in the opinion of the Chair, by reason of special circumstances, be considered as a matter of urgency.

- 5. Exempt Items**

To confirm the allocation of business between Part A and Part B of the Agenda.

- 6. Planning applications for decision (Page 5)**

To consider the accompanying reports by the Director of Planning & Strategic Transport:

**6.1 15/01811/P 81 Purley Downs Road, South Croydon, CR2 0RJ**

Demolition of garage at rear; erection of 2 three bedroom semi-detached dwellinghouses fronting Penwortham Road; formation of vehicular access and provision of associated parking

Ward: Purley

Recommendation: Grant permission

**6.2 16/05779/HSE 15 Selcroft Road, Purley CR8 1AG**

Erection of two/three storey side extension

Ward: Purley

Recommendation: Grant permission

7. **[The following motion is to be moved and seconded as the “camera resolution” where it is proposed to move into part B of a meeting]**

That, under Section 100A(4) of the Local Government Act, 1972, the press and public be excluded from the meeting for the following item of business on the grounds that it involves the likely disclosure of exempt information falling within those paragraphs indicated in Part 1 of Schedule 12A of the Local Government Act 1972, as amended.

### **AGENDA - PART B**

None

## Planning Sub-Committee

Meeting held on Thursday 9th March 2017 at 8:42pm in The Council Chamber,  
The Town Hall, Katharine Street, Croydon CR0 1NX

### MINUTES - PART A

Present: Councillor Paul Scott (Chairman);  
Councillor Humayun Kabir (Vice-Chairman);  
Councillors Joy Prince, Susan Winborn and Chris Wright

Also present: Councillor Tim Pollard

#### **A21/17 Minutes of the meeting held on Thursday 23rd February 2017**

**RESOLVED** that the minutes of the meeting held on Thursday 23 February 2017 be signed as a correct record.

#### **A22/17 Disclosure of Interest**

There were no disclosures of a pecuniary interest not already registered.

#### **A23/17 Urgent Business (if any)**

There was none.

#### **A24/17 Exempt Items**

**RESOLVED** to that allocation of business between Part A and Part B of the Agenda be confirmed.

#### **A25/17 Planning applications for decision**

##### **6.1 16/05868/FUL 240A Wickham Road, Croydon CR0 8BJ**

Erection of part single/two storey, first floor extensions and creation of a flat roof single storey link extension

Ward: Heathfield

This application was deferred at the meeting on 9 February, for a site visit, which 4 of this evening's Committee had attended.

Mrs Eminy Mustafa, resident in a neighbouring property, spoke in objection

Mr Richard Turnbull (Fuller Long Planning Consultants) spoke as the agent, on behalf of the applicant

After the Committee considered the officer's report, Councillor Paul Scott proposed and Councillor Humayun Kabir seconded the officer's recommendation and the Committee voted 4 in favour, with 1 abstention, so permission was **GRANTED** for development at 240A Wickham Road, Croydon CR0 8BJ, with an added condition that permitted development rights be removed from the new extension. However, this additional condition is considered unreasonable and unnecessary, as the permitted development rights would not apply to the proposal as it would not have been in use prior to 19th March 2014. As such the decision cannot be issued with the requested condition.

**6.2 16/05850/FUL 770A London Road, Thornton Heath CR7 6JB**  
Construction of first floor and conversion to provide 2 one bedroom Flats  
Ward: West Thornton

Mr U Nagar (Chair, Vishwa Hindu Parishad) spoke in objection  
Mr Areeb Azam (Newbridge Asset Management Ltd) spoke as the applicant

After the Committee considered the officer's report, Councillor Joy Prince proposed and Councillor Humayun Kabir seconded the officer's recommendation and the Committee voted unanimously in favour (5), so permission was **GRANTED** for development at 770A London Road, Thornton Heath CR7 6JB.

**6.3 17/00216/HSE 13 Tindale Close, South Croydon CR2 0RT**  
Erection of two storey side extension and single storey front extension, extension to decking  
Ward: Sanderstead

Ms Susan Lerpiniere, an adjacent neighbour, spoke in objection  
Mr Jamie Webzell spoke as the applicant  
Councillor Tim Pollard, ward Member for Sanderstead, spoke in objection, on behalf of local residents

After the Committee considered the officer's report and addendum, Councillor Paul Scott proposed and Councillor Humayun Kabir seconded the officer's recommendation, and the Committee voted 3 in favour, with 2 abstentions, so permission was **GRANTED** for development at 13 Tindale Close, South Croydon CR2 0RT, subject to an additional condition requiring the new first floor bedroom window at the front to be fixed shut and obscured glazed below 1.7m on the relevant floor level, to protect the amenities of the adjoining residents.

## **MINUTES - PART B**

None

**PART 6: Planning Applications for Decision**

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**1 INTRODUCTION**

- 1.1 In this part of the agenda are reports on planning applications for determination by the committee.
- 1.2 Although the reports are set out in a particular order on the agenda, the Chair may reorder the agenda on the night. Therefore, if you wish to be present for a particular application, you need to be at the meeting from the beginning.
- 1.3 Any item that is on the agenda because it has been referred by a Ward Member, GLA Member, MP, Resident Association or Conservation Area Advisory Panel and none of the person(s)/organisation(s) or their representative(s) have registered their attendance at the Town Hall in accordance with the Council's Constitution (paragraph 3.8 of Part 4K – Planning and Planning Sub-Committee Procedure Rules) the item will be reverted to the Director of Planning to deal with under delegated powers and not be considered by the committee.
- 1.4 This Committee can, if it considers it necessary or appropriate to do so, refer an agenda item to the Planning Committee for consideration and determination. If the Committee decide to do this, that item will be considered at the next available Planning Committee, which would normally be the following evening.
- 1.5 The following information and advice applies to all reports in this part of the agenda.

**2 MATERIAL PLANNING CONSIDERATIONS**

- 2.1 The Committee is required to consider planning applications against the development plan and other material planning considerations.
- 2.2 The development plan is:
  - the London Plan July 2011 (with 2013 Alterations)
  - the Croydon Local Plan: Strategic Policies April 2013
  - the Saved Policies of the Croydon Replacement Unitary Development Plan April 2013
  - the South London Waste Plan March 2012
- 2.3 Decisions must be taken in accordance with section 70(2) of the Town and Country Planning Act 1990 and section 38(6) of the Planning and Compulsory Purchase Act 2004. Section 70(2) of the Town and Country Planning Act 1990 requires the Committee to have regard to the provisions of the Development Plan, so far as material to the application; any local finance considerations, so far as material to the application; and any other material considerations. Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires the Committee to make its determination in accordance with the Development Plan unless material planning considerations support a different decision being taken.
- 2.4 Under Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990, in considering whether to grant planning permission for development which

affects listed buildings or their settings, the local planning authority must have special regard to the desirability of preserving the building or its setting or any features of architectural or historic interest it possesses.

- 2.5 Under Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990, in considering whether to grant planning permission for development which affects a conservation area, the local planning authority must pay special attention to the desirability of preserving or enhancing the character or appearance of the conservation area.
- 2.6 Under Section 197 of the Town and Country Planning Act 1990, in considering whether to grant planning permission for any development, the local planning authority must ensure, whenever it is appropriate, that adequate provision is made, by the imposition of conditions, for the preservation or planting of trees.
- 2.7 In accordance with Article 31 of the Development Management Procedure Order 2010, Members are invited to agree the recommendations set out in the reports, which have been made on the basis of the analysis of the scheme set out in each report. This analysis has been undertaken on the balance of the policies and any other material considerations set out in the individual reports.
- 2.8 Members are reminded that other areas of legislation covers many aspects of the development process and therefore do not need to be considered as part of determining a planning application. The most common examples are:
  - **Building Regulations** deal with structural integrity of buildings, the physical performance of buildings in terms of their consumption of energy, means of escape in case of fire, access to buildings by the Fire Brigade to fight fires etc.
  - Works within the highway are controlled by **Highways Legislation**.
  - **Environmental Health** covers a range of issues including public nuisance, food safety, licensing, pollution control etc.
  - Works on or close to the boundary are covered by the **Party Wall Act**.
  - **Covenants and private rights** over land are enforced separately from planning and should not be taken into account.

### 3 PROVISION OF INFRASTRUCTURE

- 3.1 In accordance with Policy 8.3 of the London Plan (2011) the Mayor of London has introduced a London wide Community Infrastructure Levy (CIL) to fund Crossrail. Similarly, Croydon CIL is now payable. These would be paid on the commencement of the development. Croydon CIL provides an income stream to the Council to fund the provision of the following types of infrastructure:
  - Education facilities
  - Health care facilities
  - Projects listed in the Connected Croydon Delivery Programme
  - Public open space
  - Public sports and leisure
  - Community facilities
- 3.2 Other forms of necessary infrastructure (as defined in the CIL Regulations) and any mitigation of the development that is necessary will be secured through A S106



agreement. Where these are necessary, it will be explained and specified in the agenda reports.

#### **4 FURTHER INFORMATION**

- 4.1 Members are informed that any relevant material received since the publication of this part of the agenda, concerning items on it, will be reported to the Committee in an Addendum Update Report.

#### **5 PUBLIC SPEAKING**

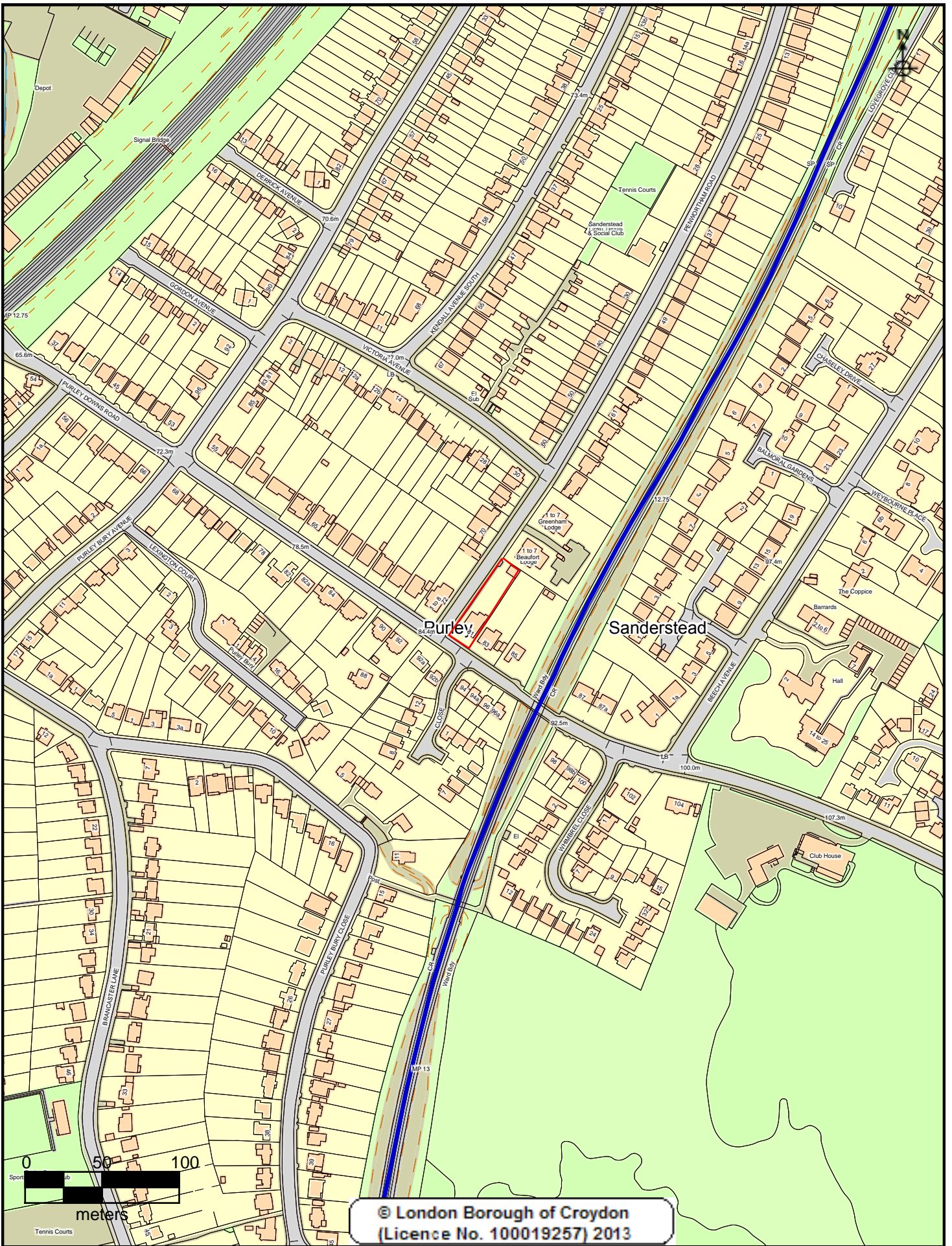
- 5.1 The Council's constitution allows for public speaking on these items in accordance with the rules set out in the constitution and the Chair's discretion.

#### **6 BACKGROUND DOCUMENTS**

- 6.1 The background papers used in the drafting of the reports in part 6 are generally the planning application file containing the application documents and correspondence associated with the application. Contact Mr P Mills (020 8760 5419) for further information. The submitted planning application documents (but not representations and consultation responses) can be viewed online from the Public Access Planning Register on the Council website at <http://publicaccess.croydon.gov.uk/online-applications>. Click on the link or copy it into an internet browser and go to the page, then enter the planning application number in the search box to access the application.

#### **7 RECOMMENDATION**

- 7.1 The Committee to take any decisions recommended in the attached reports.



**PART 6: Planning Applications for Decision**

**Item 6.1**

**1 SUMMARY OF APPLICATION DETAILS**

Ref: [15/01811/P](#) (*Links to associated documents on the Planning Register*)  
 Location: 81 Purley Downs Road, South Croydon, CR2 0RJ  
 Ward: Purley  
 Description: Demolition of garage at rear; erection of 2 three bedroom semi-detached dwellinghouses fronting Penwortham Road; formation of vehicular access and provision of associated parking  
 Drawing Nos: PR/PDR/81/02 (EXCEPT FOR THE DETAILED DESIGN OF THE NORTHERN HIGHWAY ACCESS), PR/PDR/81/04  
 Applicant: Mr. Shandakumar  
 Agent: H.A Plans & Design  
 Case Officer: Billy Tipping

	1 bed	2 bed	3 bed	4 bed
<b>Houses</b>	0	0	2	0

Number of car parking spaces	Number of cycle parking spaces
2	0

- 1.1 This application is being reported to Planning Sub-Committee because the 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 development shall be carried out entirely in accordance with the approved drawings and other documents submitted with the application.
- 2) All new and external work and work of making good shall be carried out in materials to be agreed.
- 3) Bathroom windows to the rear to be obscure glazed and fixed shut to 1.7m in height.
- 3) Detailed design of northern access and landscaping, including visibility splays to be agreed.
- 4) Replacement tree planting to be agreed
- 5) Tree protection measures during construction to be agreed
- 6) Details of bikes and bin stores to be agreed
- 7) Removal of permitted development rights

- 8) Sustainability measures (19% CO2 reduction, 110 litres per head per day) to be agreed
- 9) The development shall be begun within three years of the date of the permission.
- 10) Any [other] condition(s) considered necessary by the Director of Planning, and

### **Informatives**

- 1) Site notices removal.
- 2) Under the Community Infrastructure Levy regulations 2010 a financial payment will be required to Croydon Council and to the Mayor of London on commencement of the development.
- 3) Any [other] informative(s) considered necessary by the Director of Planning

## **3 PROPOSAL AND LOCATION DETAILS**

### **Proposal**

- 3.1 The proposal would involve the demolition of a garage at the rear of the property and the erection of a two-storey building comprising two 3-bedroom semi-detached houses. The property has been designed with a modern roof pitch, appearance and materials. Both proposed properties would have a side garden and small rear garden and room for one vehicle to park off-street adjacent to the houses.
- 3.2 The application as originally submitted proposed 2 x 1 bedroom and 2 x 2 bedroom flats with two off street car parking spaces. Officers were concerned that this approach would have resulted in an overdevelopment of the site with poor standards of residential amenity for future occupiers. The amended scheme sought to overcome these concerns.

### **Site and Surroundings**

- 3.3 The application site is occupied by a two storey detached building, with accommodation in the roof space, currently in use as a day nursery. The building is a prominent building on the corner of Purley Downs Road and Penwortham Road. The property has parking and an outdoor amenity space to the rear, adjoining Penwortham Road. The area is characterised historically by large detached residential properties, in a mix of styles. However some sites have been redeveloped to provide additional dwellings. To the north east of the site there is a flatted development and most properties on Penwortham Road are semi-detached. Purley Downs Road is classified as a London Distributor Road.
- 3.4 TPO 15, 2001 protects one tree on the site, identified on the drawings as T1.

### **Planning History**

- 3.5 The following planning decisions are relevant to the application  
  
12/02078/P – planning permission was granted on 2 July 2013 alterations in connection with the use of the property as a day nursery for a maximum of 47 children.  
  
14/00734/P – planning permission was granted on 17 June 2014 for the use of the property as a day nursery for a maximum of 47 children (without compliance with

condition 3 – opening hours – and condition 4 – use of garden – attached to planning permission 12/02078P).

15/05387/P – planning permission granted on 04 August 2015 for the use of the property as a day nursery for a maximum of 47 children (without compliance with condition 6 – travel plan – attached to planning permission 12/02078/P).

#### **4 SUMMARY OF KEY REASONS FOR RECOMMENDATION**

- 4.1 The applicant has demonstrated that the parking area is not required for the nursery. There are no other policies restricting use.
- 4.2 The pair of semi-detached houses are modern in design but respect the character of the area by following building lines and building heights.
- 4.3 There would be no significant impact on the amenity of 81 Purley Downs Road or the flats to the north. There would be an impact on 83 Purley Downs Road with some overlooking into the garden of that property. However due to location of windows, separation from the main house and that it is the rear end of the garden overlooked this would be on balance acceptable.
- 4.4 One TPO tree on the site would be removed to make way for the development. Additionally some trees to the rear would also be felled. The trees are considered to be important in the locality but not the wider area. A condition is recommended to secure replanting of the tree within the site and tree protection for the trees to remain beyond the site. With conditions, no significant harm would happen to the street trees to the front.
- 4.5 The development would be acceptable in terms of highway safety and traffic generation terms. The new access to the northern unit as currently shown would have an impact on the street trees to the front. A condition can secure that this be redesigned to use the existing dropped kerb which would be acceptable.

#### **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 was publicised by the erection of street notices in the vicinity of the site. The number of representations received from neighbours and local groups in response to publicity of the application were as follows:

No. of individual responses: 42, objecting 41, supporting 0  
commenting 1.

No. of petitions received: 0.

- 6.2 Croham Valley Residents' Association have also objected to the application.
- 6.3 The following issues were raised in representations that are material to the determination of the application, and they are addressed in the next section of this report:

- Overdevelopment,
- Out of keeping with the character of the area,
- Loss of sunlight,
- Loss of privacy,
- Loss of outlook,
- Increased noise and disturbance,
- Detrimental impact on nearby trees,
- Increased parking pressures, and,
- Highway safety.

## **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.
- Promoting sustainable transport and requiring transport assessments

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

7.4 Consolidated London Plan 2015 (LP):

- 3.5 Quality and design of housing developments
- 7.4 Local character, public realm and streetscape
- 7.6 Good quality environment
- 6.3 Transport network

7.5 Croydon Local Plan: Strategic Policies 2013 (CLP1):

- SP2 Homes
- SP2.6 Choice of homes
- SP4.1 Design
- SP4.2 Residential amenity
- SP5.3 Community Facilities
- SP8.3 Transport network

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

- CS2 Community facilities
- H2 Supply of new housing
- UD8 Protecting residential amenity
- UD15 Provision of refuse storage
- T8 Transport Network
- NC4 Woodland, trees and hedgerows

7.7 There are relevant adopted Guidance as follows:

- London Housing Supplementary Planning Guidance 2015
- Nationally described Space Standards (Technical Housing Standards) 2013

7.8 The Partial Review of the 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<sup>th</sup> December 2016 and was submitted to the Planning Inspectorate on behalf of the Secretary of State on 3<sup>rd</sup> February 2017. 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 committee must consider are:

1. Impact on character and appearance
2. Impact on neighbouring occupiers
3. Residential amenity of future occupiers
4. Highways and parking
5. Sustainability and trees

### **Character and appearance**

8.2 The proposal would be located on land to the rear of a day nursery which was previously used for parking. A previous planning application (LBC ref: 15/05387/P) considered whether this area was required as parking for the day nursery use and permission was granted for the nursery to continue to be used, without needing this space. As such, there are no previous applications or policies which constrain this site being available for development.

8.3 Being located to the rear of a detached property on Purley Downs Road and adjacent to flats on Penwortham Road, some flexibility can be applied to the design and appearance of the style of accommodation provided as the site falls at a point where the character is mixed. The proposal has a more contemporary appearance making use of a simplified, modern palette of materials, but is similar in proportions to a traditional semi-detached property of which there are many found in Penwortham Road.

8.4 The front building line is proposed to be located between the building line of the properties adjacent and the side elevation of 81 Purley Downs Road, forming a transition between the two buildings. The proportions of the building in terms of its width would be similar to semi-detached properties on Penwortham Road. As such,

whilst the design and appearance of the proposal would be different from the appearance of other buildings in the area, it would not appear out of keeping and would respect the characteristics of the building form found locally.

- 8.5 Additionally, the proposed roof would mean that the overall height of the building would be significantly lower than either adjacent building and would not be overly dominant in the streetscene. Sufficient detailing and quality of appearance is achieved through the use of two contrasting materials, over-sailing eaves and the porch element projecting to the front. The proposal is considered to be an appropriate addition to the character and appearance of the area.

### **Impact on neighbouring occupiers**

- 8.6 The proposal would be 16.3m from the host property which is not in residential use. As such, the relationship is considered to be acceptable. No side facing windows are proposed above ground floor, so no significant overlooking would occur in any case.
- 8.7 The properties in 1-7 Beaufort Lodge adjacent have no side facing windows, although there are roof lights located in the slope facing the application site. Given the separation of the properties of approximately 9.5m and the low roof pitch, the proposal is not considered to give rise to a significant loss of light or outlook. The proposal does not extend further to the rear than these properties so there would be no significant impact on outlook in that direction.
- 8.8 The proposal would be 2.5m from the rear boundary which forms the garden for 83 Purley Downs Road. Given the height of the building and the depth of this rear garden, the building itself is considered not to have an overbearing impact on the residential amenity of that property. Being located to the north, the impact on sunlight and daylight is also considered to be acceptable. The proposal would give rise to some overlooking to the garden of 83 Purley Downs Road. To reduce this impact, no side windows are proposed which would look directly towards the rear elevation of no 83 and the number of rear, first floor windows has been minimised. Four are proposed, of which two serve bathrooms and would be obscure glazed, fixed shut which can be secured by condition. One bedroom to each unit would be located to the rear with windows towards the centre of the proposed building so that they would be 30m from the rear elevation of the neighbouring property. Officers are therefore satisfied that there would be no significant direct overlooking to the windows of 83 Purley Downs Road but that there would be some overlooking to the garden of that property. Being minimised to two windows, and with it being the rear of the garden which is overlooked, and as there is existing tree and vegetation cover in the affected property officers consider that, on balance, this is acceptable.

### **Residential amenity of future occupiers**

- 8.9 The proposed units accord with the national described space standards and so would have sufficient internal floor area to be able to satisfactorily accommodate residents. The London Housing SPG requires 5m<sup>2</sup> of residential amenity space per new unit; significantly greater than that is provided. The amount of amenity space is smaller than neighbouring properties but the area to the side should allow for sitting out areas for residents and is considered to be acceptable.
- 8.10 All principle rooms would have satisfactory light and outlook and the units are considered overall to provide adequate amenity to future occupiers.



## **Highway safety and efficiency**

- 8.11 Each unit would be provided with one parking space to the side. The proposal is in an area with a Public Transport Accessibility Level (PTAL) of 2 on a scale of 1-6a (6a being the most accessible areas) which is considered to be moderate. Further along Penwortham Road it is not unusual for houses to have no parking and in other places vehicles park on the forecourt of the property. As such, the proposed level of parking is considered appropriate for the local area.
- 8.12 The parking would, in practice, require vehicles to reverse on to the highway. Whilst this would temporarily result in an impact on highway movements, it is not considered to be significantly different from what happens elsewhere in the area or inherently unsafe and the number of vehicle movements per day would be low. The distance from the junction with Purley Downs Road from the proposed dropped crossing is considered to be appropriate.
- 8.13 The detailed design of the new dropped crossing for the northernmost unit conflicts with an existing street tree and does not demonstrate that adequate visibility splays would be provided and which would impact on adjacent street trees. However, there is an existing dropped crossing at this location which has adequate visibility splays. It would be preferable to retain the existing dropped crossing and so not result in new digging beneath adjacent street trees. This would be directly behind the parking space but further from the site boundary resulting in improved visibility. This can be controlled by condition to require the detailed design of this area to be submitted and approved prior to construction commencing.
- 8.14 A condition is recommended to secure cycle spaces and bin stores.

## **Sustainability and trees**

- 8.15 There are trees located beyond the site to the rear and two street trees in close proximity to the proposed accesses. One tree on the site, T1, is protected by a TPO.
- 8.16 With the condition detailed above, there would be no adverse impact on the street trees following construction and a construction logistics plan can cover the impact during construction.
- 8.17 With regards to the protected tree, the applicant has demonstrated that it is not particularly visible in the wider area beyond the immediate locality. As such, with a condition to secure provision, the impact of its loss is considered appropriate. The trees to the rear also do not have a significant impact on the streetscene. The submitted arboricultural report identifies that two Grade B trees are needed to be removed and two Grade C trees are to be removed. This is considered acceptable.
- 8.18 Conditions would be imposed to secure 19% CO<sub>2</sub> reductions and water usage limits as required by policy.

## **Conclusions**

- 8.11 Planning permission should be granted for the reasons set out above. The details of the decision are set out in the RECOMMENDATION.
- 8.12 All other relevant policies and considerations, including equalities, have been taken into account.



**PART 6: Planning Applications for Decision**

**Item 6.2**

**1 SUMMARY OF APPLICATION DETAILS**

Ref: [16/05779/HSE](#) (*Links to associated documents on the Planning Register*)  
 Location: 15 Selcroft Road, Purley, CR8 1AG  
 Ward: Purley  
 Description: Erection of two/three storey side extension  
 Drawing Nos: 3641 rev A received 2<sup>nd</sup> March, 3641 rev A received 22<sup>nd</sup> February,  
 Site Location Plan  
 Applicant: Mr & Mrs Norris  
 Agent: Mr Lee Richardson  
 Case Officer: Louise Tucker

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

**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) In accordance with approved plans
- 2) Materials to match the existing dwelling
- 3) No windows to be provided in the southern elevation
- 4) Commencement of development within three years of consent being granted
- 5) Any other planning condition(s) considered necessary by the Director of Planning and Strategic Transport

**Informatives**

- 1) Site notice removal
- 2) Any other informative(s) considered necessary by the Director of Planning and Strategic Transport

**3 PROPOSAL AND LOCATION DETAILS**

**Proposal**

- Erection of two storey side extension (three storey at the rear where land levels fall steeply to the south west)

## Site and Surroundings

- Site is currently occupied by a large detached property with a prominent front bay feature
- Land levels fall towards the rear of the site, and from north to south meaning the property is on a higher land level than the neighbouring property, no.13
- Residential in character
- Surrounding properties are generally large detached buildings within generous plots of varying design
- The site is not subject to any designations as identified in the Croydon Local Plan Policies Map and there is no Tree Preservation Order covering the site

## Planning History

3.1 The following planning decisions are relevant to the application:

16/01328/P Demolition of garage; erection of two/three storey four bedroom detached house with integral garage

**Approved** [not implemented]

## 4 SUMMARY OF KEY REASONS FOR RECOMMENDATION

- The proposed extension would be set back and set down from the main building, appearing sufficiently subservient to retain its integrity. The treatment of the elevations in terms of materials and features proposed would reflect the traditional appearance of the dwelling. The extension would appear as a two storey development from the front which would be in keeping with the surrounding streetscene. The development is considered to be acceptable in terms of the impact on the character of the streetscene and fully complies with Supplementary Planning Document 2 (SPD2).
- Whilst the nearest neighbouring property (no13) would be on a lower land level, the proposed extension would not project beyond the main rear wall and would be set back from the front elevation. Given the relationship of the buildings it is not considered there would be significant impact in terms of light and outlook. The extension would be in close proximity to a ground floor side window to no.14, but representations confirm this serves a utility room which is not a primary habitable room window. The development is considered to be acceptable in terms of the impact on the residential amenities of adjoining occupiers.

## 5 CONSULTATION RESPONSE

- 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: 12      Objecting: 8      Supporting: 4

6.2 Representations have been made from the following Resident's Association:

- Purley and Woodcote Residents' Association [objecting]

6.3 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:

<b>Summary of objections</b>	<b>Response</b>
The extension will result in a loss of light into a side window in the flank wall of no.13, given the change in land levels and the three storey nature of the development.	Representations indicate this window serves a utility room, this would not be considered a primary habitable room and already looks out onto the flank wall of the existing dwellinghouse. It is not considered a refusal of planning permission on the basis of the light and outlook into this window could be justified. The extension would be well spaced from the nearest habitable room windows on the front and rear of no.13.
The applicant states this is a two storey side extension, when it is a three storey side extension.	It is considered the description of development as given in this report –'Erection of two/three storey side extension' accurately describes the development.
The extension will be visually intrusive and result in overlooking of the neighbouring property, no.13.	There are no side windows proposed as part of the development. The proposed rear windows would have the same relationship with the neighbouring gardens as the rear window on the existing property. It is not considered there would be harm caused through loss of privacy.
The development will be out of character and appear cramped in the streetscene, with a blank side wall.	The development is considered to be subservient and sympathetic to the existing dwelling. Properties in the area tend to be large detached buildings of varying design, many which have been extended in varying forms.
A silver birch tree on the highway will have to be removed to accommodate a new vehicular access.	The tree will not be affected, the applicant has confirmed they will be utilising the existing access and rearranging the frontage to allow vehicular access, which can be carried out without requiring planning permission.
A new vehicular access will be required which will result in harm to the safety and efficiency of the highway.	There is no new vehicular access proposed, an existing vehicular access will be utilised.
<b>Summary of supporting comments</b>	<b>Response</b>
Design is in accordance with adopted planning guidance and	Addressed below in 'MATERIAL PLANNING CONSIDERATIONS'

respects the character of the house	
Extension will provide improved living accommodation	Addressed below in 'MATERIAL PLANNING CONSIDERATIONS'
Development will improve the appearance of the street and is similar to many other extensions constructed in the road	Addressed below in 'MATERIAL PLANNING CONSIDERATIONS'
<b>Non-material issues</b>	<b>Response</b>
The maintenance of the roof and guttering of the new extension will be inaccessible given the proximity to the boundary.	This is a private matter and not a material planning consideration.
Objections have been submitted for reasons which are unrelated to the planning process	This is not a material planning consideration.

#### 6.4 Councillor Simon Brew has made the following representations:

- Out of character with the streetscene by reason of proximity to neighbouring property
- Overbearing impact and overshadowing to the neighbouring property
- Building a basement extension in close proximity to no.13 will result in subsidence to their property [OFFICER COMMENT: Land stability can be a material planning consideration but a risk based approach should be taken in any assessment. In this case, there is an existing lower ground floor level in the property and given the change in land levels, there would not be significant excavation required to create a basement level in this location (particularly given the size of the basement level proposed). It is not considered there would be a significant impact on land stability as a result of the development, anything beyond this would be a private matter between the two properties]
- Neighbouring properties not shown on the drawings [OFFICER COMMENT: There is no requirement for neighbouring properties to be shown on the drawing]
- No Design & Access Statement has been submitted with the application [OFFICER COMMENT: There is no requirement for this to be submitted with this type of application]
- No prior consultation with the planning department has taken place [OFFICER COMMENT: The applicants have undertaken pre-application discussions with the Council]

## 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. (This list and the paragraphs below, will need to include CLP1.1 and CLP2 once they have weight and become material planning considerations).

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):

- 7.4 on Local Character
- 7.6 on Architecture

Croydon Local Plan: Strategic Policies 2013 (CLP1):

- SP1.2 Place Making
- SP4.1 & 4.2 Urban Design and Local Character

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

There is relevant Supplementary Planning Guidance as follows:

- SPD2 Residential Extensions (LBC)

## **8 MATERIAL PLANNING CONSIDERATIONS**

8.1 The main planning issues raised by the application that the committee must consider are:

1. Principle of development
2. Townscape and visual impact
3. Residential amenity
4. Highways and transport

### **Principle of development**

8.2 The principle of an extension to a residential property is acceptable. Properties in Selcroft Road and the surrounding area have extensions in a variety of scale, designs and forms.

## **Townscape and visual impact**

- 8.3 The proposed extension would be to the south of the property. The extension would be set back 1.5m at both ground and first floor level from the front bay of the property and the eaves and ridge line would be set down substantially from the main building, resulting in a subservient appearance which is sympathetic to the appearance of the property. The width would also be fully subordinate to the existing property, with a 0.9m distance retained to the boundary. The eaves and window detailing, along with the materials proposed, would reflect the traditional appearance of the property. Whilst the extension would sit at a higher level in the streetscene than its nearest neighbour to the south, this is the current relationship between the two properties. It is also considered this change in land levels assists in preventing a terracing effect in the streetscene, along with the fact that the side addition to no.13 is single storey providing a clear gap between the flank walls. Properties in the area tend to be large detached buildings of varying design, many of which have been extended in a number of forms. In this context and given the above factors, it is not considered the development would be out of character with the streetscene and would be an acceptable development in this respect. This is in accordance with the above mentioned policies.

## **Residential amenity**

- 8.4 The proposed extension would be 0.9m off the boundary. There is a ground floor window in the flank wall of no.13, which is on a lower land level. Representations confirm this window serves a utility room, which would be not a main habitable room, and there are glazed panels in the front door serving the room. The outlook of this window is already onto the flank wall of no.15, albeit a greater distance away. As such it is not considered a refusal of planning permission could be justified on the basis of the impact on this non-habitable window.
- 8.5 Whilst the extension would be on a higher level than the neighbouring property at no.13, as previously stated this is the situation as existing. Although the extension would reduce the separation distance, the extension is lower in height than the main building with no side windows which would result in an improved situation in privacy terms compared to the existing situation. The extension would be set back at ground and first floor level by 1.5m at the front, which along with the orientation of the two properties and the separation distance, would mean there would be no significant harm to the light or outlook of the front habitable room windows of no.13. There would be a minimal projection beyond the main rear wall of no.13, but given the separation distance there would be no material impact on the light and outlook of any habitable room windows on the rear of no.13.
- 8.6 There are no side windows proposed as part of the development, and a condition can ensure that no windows are inserted in the future. The proposed rear windows in the development, whilst closer to the boundary with no.13, would have the same relationship with the neighbouring rear garden as the existing dwelling. This relationship is an established situation for residential properties with a street layout such as this. It is considered the proposal would be acceptable in terms of residential amenity and in accordance with the relevant policies above.

## **Highways**



8.7 The applicant proposes a garage at ground floor level. According to maps produced by TfL, the site lies within an area with a PTAL level of 1a, indicating poor access to public transport links. Therefore the addition of a parking space is considered to be appropriate given this context and the existing parking provision on site. The applicant proposes to utilise the existing vehicular access on the other side of the building, so there will be no changes to the access arrangements in and out of the site. Changes to the frontage that may be necessary to accommodate this could be carried out under permitted development. The development is considered to be acceptable from a highways and transport perspective and in accordance with the relevant policies.

### **Conclusions**

- 8.8 It is recommended that planning permission should be granted for the proposal, as it would be acceptable in terms of townscape, the visual amenity of the area, and the amenities of neighbouring occupiers.
- 8.9 All other relevant policies and considerations, including equalities, have been taken into account.

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