

Planning Committee Agenda



To: Councillor Paul Scott (Chair)
Councillor Muhammad Ali (Vice-Chair)
Councillors Chris Clark, Felicity Flynn, Clive Fraser, Toni Letts, Jason Perry,
Scott Roche, Gareth Streeter and Oni Oviri

Reserve Members: Joy Prince, Nina Degrads, Niroshan Sirisena,
Maggie Mansell, Sherwan Chowdhury, Stephen Mann, Yvette Hopley,
Stuart Millson, Ian Parker and Simon Brew

A meeting of the **Planning Committee** which you are hereby summoned to attend,
will be held on **Thursday, 19 July 2018** at **6.30pm** in **Council Chamber, Town Hall,
Katharine Street, Croydon CR0 1NX**

JACQUELINE HARRIS-BAKER
Director of Law and Monitoring Officer
London Borough of Croydon
Bernard Weatherill House
8 Mint Walk, Croydon CR0 1EA

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www.croydon.gov.uk/meetings
Wednesday, 11 July 2018

Members of the public are welcome to attend this meeting.
If you require any assistance, please contact the person detailed above, on the right-
hand side. To register a request to speak, please either e-mail
Democratic.Services@croydon.gov.uk or phone the number above by 4pm on the
Tuesday before the meeting.

THIS MEETING WILL BE WEBCAST LIVE - Click on link to view:
<https://croydon.public-i.tv/core/portal/home>

N.B This meeting will be paperless. The agenda can be accessed online at
www.croydon.gov.uk/meetings

AGENDA – PART A

1. Apologies for absence

To receive any apologies for absence from any members of the Committee.

2. Minutes of Previous Meeting (Pages 7 - 8)

To approve the minutes of the meeting held on 5 July 2018 as an accurate record.

3. Disclosure of Interest

In accordance with the Council's Code of Conduct and the statutory provisions of the Localism Act, Members and co-opted Members of the Council are reminded that it is a requirement to register disclosable pecuniary interests (DPIs) and gifts and hospitality to the value of which exceeds £50 or multiple gifts and/or instances of hospitality with a cumulative value of £50 or more when received from a single donor within a rolling twelve month period. In addition, Members and co-opted 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 those disclosable pecuniary interests at the meeting. This should be done by completing the Disclosure of Interest form and handing it to the Democratic Services representative at the start of the meeting. The Chair will then invite Members to make their disclosure orally at the commencement of Agenda item 3. Completed disclosure forms will be provided to the Monitoring Officer for inclusion on the Register of Members' Interests.

4. Urgent Business (if any)

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

5. Development presentations (Pages 9 - 10)

To receive the following presentations on a proposed development:

5.1 17/05144/PRE 4-20 Edridge Road, Croydon CR0 1EE

(Pages 11 - 20)

Erection of a part 36, part 9, part single storey building comprising approximately 230 dwellings (Use Class C3), with under croft car parking and associated works.

Ward: Fairfield

6. Planning applications for decision (Pages 21 - 24)

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

6.1 18/00772/FUL Surrey House, 2 Scarbrook Road, Croydon
(Pages 25 - 26)

Construction of sixth and seventh floors to provide an additional 1 three bedroom duplex flat, 1 two bedroom flat , 3 one bedroom flats, and 1 studio flat; alterations to basement parking layout and provision of associated refuse storage and cycle storage (amended description).

Ward: Fairfield

Recommendation: Grant permission

6.2 18/01499/FUL 53 Selcroft Road, Purley, CR8 1AJ
(Pages 27 - 42)

Demolition of two storey detached property, erection of a two storey plus roof level and basement level building to provide eight new self-contained residential flats (C3), with associated landscaping, car parking, refuse store and cycle parking.

Ward: Purley and Woodcote Ward

Recommendation: Grant permission

7. Items referred by Planning Sub-Committee

To consider any item(s) referred by a previous meeting of the Planning Sub-Committee to this Committee for consideration and determination:

There are none.

8. Other planning matters (Pages 43 - 44)

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

There are none.

9. Exclusion of the Press & Public

The following motion is to be moved and seconded where it is proposed to exclude the press and public from the remainder 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 items 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."

Planning Committee

Meeting of Planning Committee held on Thursday, 5 July 2018 at 6.34pm in Council Chamber, Town Hall, Katharine Street, Croydon, CR0 1NX

This meeting was Webcast – and is available to view via the Council's Web Site

MINUTES

Present: Councillor Paul Scott (Chair);
Councillor Muhammad Ali (Vice-Chair);
Councillors Jason Perry, Ian Parker, Chris Clark, Clive Fraser, Felicity Flynn, Toni Letts, Stuart Millson and Gareth Streeter

Also Present: Councillors Steve O'Connell, Michael Neal, Sue Bennett, Karen Jewitt and Pat Clouder

Apologies: Councillors Oni Orivi and Scott Roche

PART A

27/18 **Minutes of Previous Meeting**

RESOLVED that the minutes of the meeting held on 28 June 2018 be signed as a correct record.

28/18 **Disclosure of Interest**

Councillor Scott made a declaration in relation to agenda item 6.3, that the Labour Party was heavily connected to the Ruskin House as it was a venue where they hold their meetings. This was not a pecuniary interest.

Councillor Degrad declared an interest for agenda item 6.6 having historically visited the pub and did not feel it was appropriate to take part in the item.

29/18 **Urgent Business (if any)**

There was none.

30/18 **Development presentations**

There were none.

31/18 **Planning applications for decision**

The Chair spoke to the Committee for the items to be heard in the following order: 6.6, 6.1, 6.2, 6.4, 6.7 and 6.3.

32/18 **17/06370/FUL 193 Hayes Lane, Kenley, CR8 5HN**

Demolition of existing detached dwelling; Erection of a two storey detached dwelling, soft/hard landscaping and other associated works.

Ward: Kenley

Details of the planning application was presented by the officers and officers responded to questions and clarifications.

There were no speakers for this application.

Councillor Scott proposed a motion for **APPROVAL** of the application. Councillor Clark seconded the motion.

The motion of approval was put forward to the vote and was carried with eight Members voting in favour and two against.

The Committee therefore **RESOLVED** to **GRANT** the application of the development of 193 Hayes Lane, Kenley, CR8 5HN.

33/18 **17/06373/FUL 193 Hayes Lane, Kenley, CR8 5HN**

Erection of a single storey detached bungalow with accommodation in the roof space; site with new vehicular access.

Ward: Kenley

Details of the planning application was presented by the officers and officers responded to questions and clarifications.

Mr Philip Chatwin and Ms Hazel O'Reilly spoke against the application. Councillor Steve O'Connell, Ward Councillor, spoke against the application.

Councillor Scott proposed a motion for **APPROVAL** of the application. Councillor Clark seconded the motion.

The motion of approval was put forward to the vote and was carried with seven Members voting in favour and three against.

The Committee therefore **RESOLVED** to **GRANT** the application for the development of 193 Hayes Lane, Kenley, CR8 5HN.

34/18 **17/06330/FUL Land at the junction of Coombe Road and Edridge Road, Croydon, CR0 1BD**

Erection of a three storey building to provide eight one bedroom flats with accommodation in the roof space and the erection of a two storey 3 bedroom house with accommodation in the roof space with landscaping and other associated works.

Ward: Fairfield

Details of the planning application was presented by the officers and officers responded to questions and clarifications.

Mr Stephen Pollard and Mr Matthew Dormer spoke against the application.

Ms Jennifer Islip (Carter Jonas – Agent) and Ms Sarah Hutchinson (Common Ground Architecture) spoke in support of the application.

Councillor Fraser proposed a motion for **APPROVAL** of the application. Councillor Scott seconded the motion.

Councillor Perry proposed a motion to **REFUSE** the application on the grounds of over development in size and massing impacting the setting of Ruskin House as a listed building, out of character of the street scene, lack of parking and loss of amenities for adjoining occupiers. Councillor Streeter seconded the motion.

The motion of approval was put forward to the vote and was carried out with six Members voting in favour, three Members voted against and 1 Member abstained their vote. The second motion to refuse therefore fell.

The Committee therefore **RESOLVED** to **GRANT** the application for the development of the Land at the junction of Coombe Road and Edridge Road, Croydon, CR0 1BD.

35/18 **18/00693/FUL 11 South Park Hill Road, South Croydon, CR2 7DY**

At 8:02pm, the Planning Committee adjourned for a short break.

At 8:09pm, the Planning Committee meeting reconvened.

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.

Ward: South Croydon

Details of the planning application was presented by the officers and officers responded to questions and clarifications.

Mr Peter Stanley and Dr Chris Wilcock spoke against the application.

Councillor Michael Neal, Ward Councillor, spoke against the application.

Councillor Perry proposed a motion to **REFUSE** the application on the grounds of over development in size and massing, and loss of amenities for adjoining occupants. Councillor Streeter seconded the motion.

Councillor Scott proposed a motion for **APPROVAL** of the application. Councillor Clark seconded the motion.

The motion for refusal was put forward to the vote and fell with four Members voting in favour and six against.

The motion for approval was put forward to the vote and was carried with six Members voting in favour and four against.

The Committee thus **RESOLVED** to **GRANT** the application for the development of 11 South Park Hill Road, South Croydon, CR2 7DY.

36/18 **18/00841/FUL 1 Brighton Road, Coulsdon, CR5 2BF**

This item was withdrawn and not considered by the Committee.

37/18 **18/01213/FUL The Welcome Inn Public House, 300 Parchmore Road, CR7 8HB**

Alterations including construction of single storey addition to the rear outbuilding and partial demolition of single storey rear extension to existing pub in connection with the retention of the A4 public house use at the basement and ground floor levels, and conversion of the upper floors to provide 4 X 1bed flats and conversion of the rear out building to provide a 1 bedroom maisonette cottage.

Ward: Thornton Heath

At 6:56pm Cllr Degrads left the meeting following her disclosure of interest.

Details of the planning application was presented by the officers and officers responded to questions and clarifications.

Mr Ron Terry spoke against the application.

Mr Daniel Taylor (agent) spoke in support of the application.

Councillor Streeter proposed a motion to **REFUSE** the application on the grounds of the application not in compliance with Policy DM21. Councillor Perry seconded the motion.

Councillor Scott proposed a motion for **APPROVAL** of the application. Councillor Ali seconded the motion.

The motion for refusal was put forward to the vote and was carried with five Members voting in favour, two Members voted against and two Members abstained their vote. The motion for approval therefore fell.

The Committee thus **RESOLVED** to **REFUSE** the application for the development of The Welcome Inn Public House, 300 Parchmore Road, CR7 8HB.

38/18 **18/02276/FUL 12 Sunny Bank**

Alterations; Erection of 1 three storey building to rear with accommodation in the roof space comprising 1 x 3 bedroom, 5 x 2 bedroom and 1 x 1 bedroom flats; and erection of 1 two storey building to rear comprising of 2 x 2 bedroom flats; and erection of double garage to rear; formation of vehicular access from Bevill Close and provision of associated parking to rear; provision of associated refuse and cycle storage.

Ward: South Norwood

Details of the planning application was presented by the officers and officers responded to questions and clarifications.

Mr Alastair Rodger spoke against the application.

Mr James Caldwell (agent) spoke in support of the application.

Councillor Streeter proposed a motion to **REFUSE** the application on the grounds of over development due to adverse impact of character in the area. Councillor Perry seconded the motion.

Councillor Scott proposed a motion for **APPROVAL** of the application. Councillor Clark seconded the motion.

The motion for refusal was put forward to the vote and was held with five Members voting in favour and five Members voting against. The Chair used his casting vote, voting against the motion to refuse. The motion for refusal therefore fell.

The motion for approval was put forward to the vote and was held with five Members voting in favour and five Members voting against. The Chair used his casting vote, voting in favour of the motion to approve.

The Committee thus **RESOLVED** to **GRANT** the application for the development of 12 Sunny Bank.

39/18 **Items referred by Planning Sub-Committee**

There were none.

40/18 **Other planning matters**

There were none.

The meeting ended at 9.46 pm

Signed:

Date:

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PLANNING COMMITTEE AGENDA

PART 5: Development Presentations

1 INTRODUCTION

- 1.1 This part of the agenda is for the committee to receive presentations on proposed developments, including when they are at the pre-application stage.
- 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 The following information and advice applies to all those reports.

2 ADVICE TO MEMBERS

- 2.1 These proposed developments are being reported to committee to enable members of the committee to view them at an early stage and to comment upon them. They do not constitute applications for planning permission at this stage and any comments made are provisional and subject to full consideration of any subsequent application and the comments received as a result of consultation, publicity and notification.
- 2.2 Members will need to pay careful attention to the probity rules around predisposition, predetermination and bias (set out in the Planning Code of Good Practice Part 5.G of the Council's Constitution). Failure to do so may mean that the Councillor will need to withdraw from the meeting for any subsequent application when it is considered.

3 FURTHER INFORMATION

- 3.1 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.

4 PUBLIC SPEAKING

- 4.1 The Council's constitution only provides for public speaking rights for those applications being reported to Committee in the "Planning Applications for Decision" part of the agenda. Therefore reports on this part of the agenda do not attract public speaking rights.

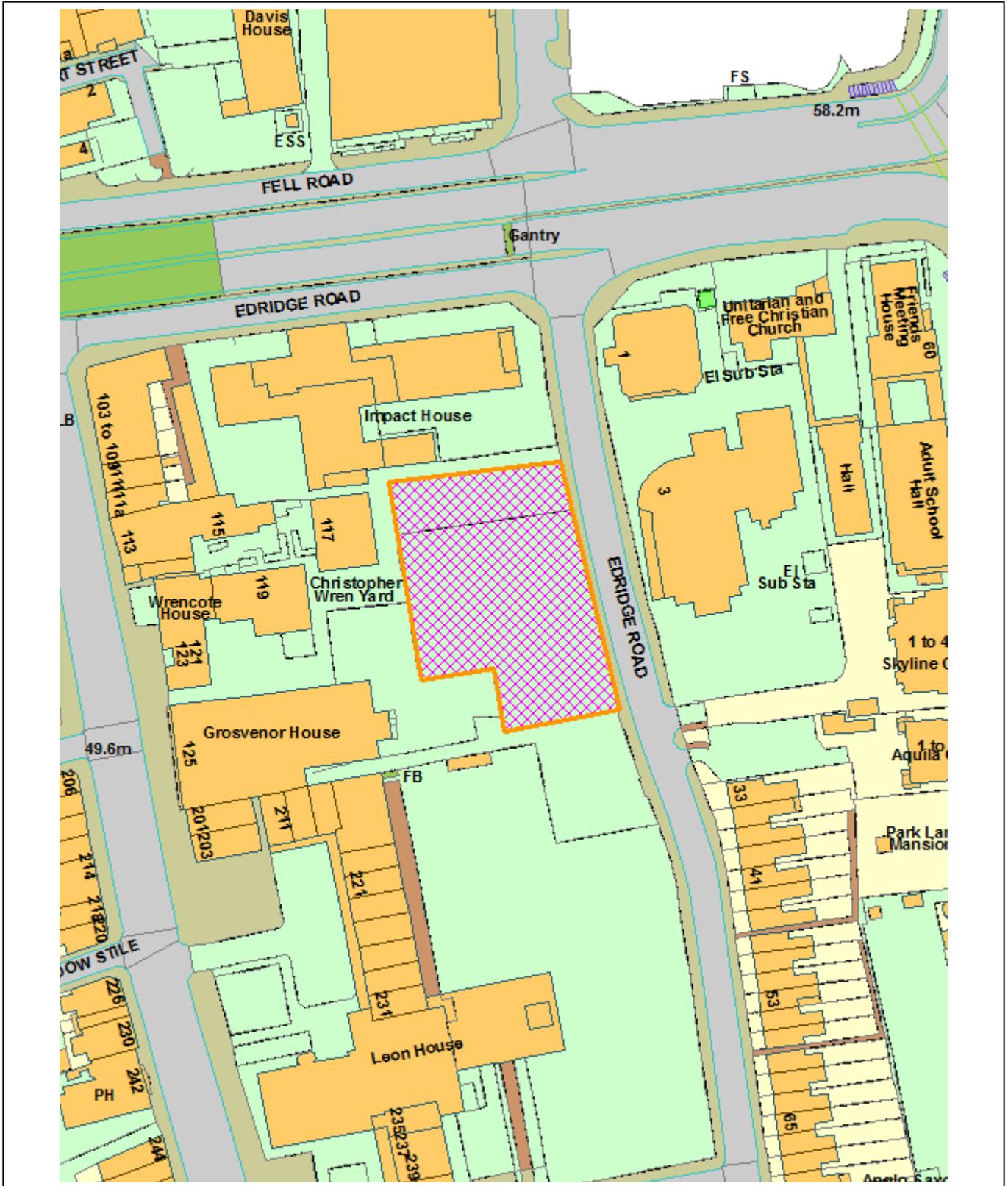
5 BACKGROUND DOCUMENTS

- 5.1 For further information about the background papers used in the drafting of the reports in part 8 contact Mr P Mills (020 8760 5419).

6 RECOMMENDATION

- 6.1 The Committee is not required to make any decisions with respect to the reports on this part of the agenda. The attached reports are presented as background information.

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1 DETAILS OF THE DEVELOPMENT

Ref: 17/05144/PRE
 Location: 4-20 Edridge Road, Croydon CR0 1EE
 Ward: Fairfield
 Description: Erection of a part 36, part 9, part single storey building comprising approximately 230 dwellings (Use Class C3), with undercroft car parking and associated works.
 Applicant: Croydon Tower One Ltd
 Agent: Martin Robeson Planning Practice
 Case Officer: Jan Slominski

2 EXECUTIVE SUMMARY

- 2.1 The site is currently vacant, although planning permission was previously granted (and expired in May 2017) for a part 9 and part 23 storey building. The site is allocated in the Croydon Local Plan (2018) for an indicative 180-220 residential units.
- 2.2 A residential development of 230 dwellings is proposed, effectively subdivided into two blocks; a 36 storey tower, and an attached 9 storey block. Each block would have its own circulation core, communal roof terrace, and entrance fronting Edridge Road. There would also be an attached single storey undercroft area to the rear with parking, plant, cycles, waste storage and additional amenity space at first floor.
- 2.3 The principles of redeveloping the site have been discussed at a series of pre-application meetings, and initial drawings of the proposal have been reviewed by the Council’s planning officers, the Place Review Panel (PRP), and the Greater London Authority (GLA). The proposal has also been subject to initial viability testing.
- 2.4 Discussion has been focussed on appropriate heights and massing; heritage impacts (in particular in long views); and affordable housing delivery.
- 2.5 The views of members are sought on the proposal, with particular regard to the following key issues:

Affordable Housing
- 2.6 Initial high level viability testing has been undertaken, and further information has been requested before a formal opinion can be provided; however the initial feedback supports the applicant’s intention to provide approximately 20-25% of habitable rooms as affordable housing (with a policy compliant 60:40 tenure split). The committee’s views are sought on the quantum and tenure of affordable housing.

Design and Heritage
- 2.7 The Development Plan supports tall buildings on the site in principle. Having reviewed the applicant’s baseline heritage statement, PRP comments and CGI heritage views, and the verbal feedback from the GLA, officers are of the view that a

tall building on the site would be acceptable, but the proposed height should be reduced by at least 2 storeys to avoid unacceptable harm to the setting of (including views of) the Grade I listed Croydon Minster.

- 2.8 There are further impacts on townscape and heritage, in particular on the locally designated view of the Town Hall Clock Tower from North End, and the views of members are sought as to the proposed height and design of the proposal.

Highway Safety

- 2.9 The proposal would introduce up to 747 new residents onto the site, with little parking provision. People currently cross the Croydon Flyover at the north end of Edridge Road into fast moving traffic due to the lack of a direct crossing between Edridge Road and Fell Road. There are concerns that the proposed development will introduce unacceptable highway safety risks which need to be mitigated.

3 BACKGROUND

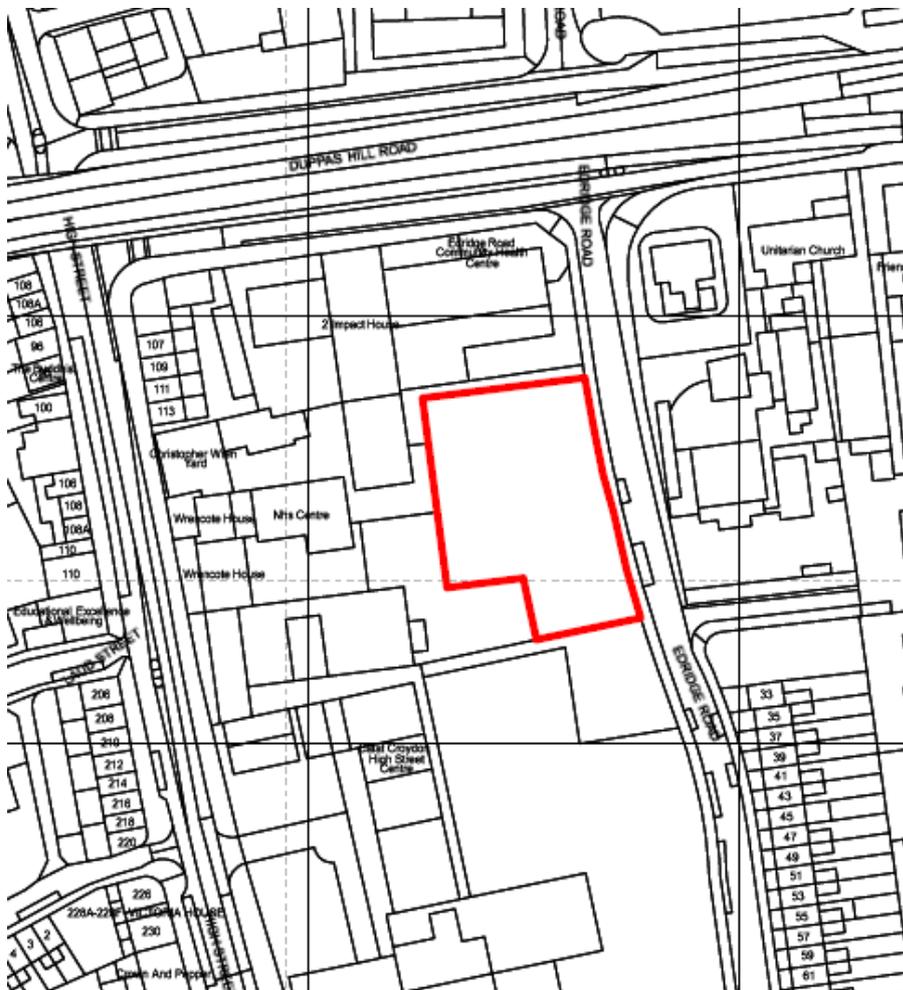


Figure 3.1 Annotated Site Plan

Site and Constraints

- 3.1 The site is on the western side of Edridge Road, south of the Town Centre's Main Retail Frontage and within the Croydon Metropolitan Centre (CMC) and the Croydon Opportunity Area (COA).

- 3.2 The site is allocated by the Croydon Local Plan for residential development. Site allocation 32 states an indicative number of homes of 180-220. The previously consented scheme was for 133 homes.
- 3.3 To the north is the Croydon Town Hall complex and the southern end of the Town Centre's Main Retail Frontage.
- 3.4 The COA Framework places the site in the "Southern and Old Town" area and the Croydon (Housing) Typologies Report (Maccreanor Lavington, 2010) identifies the site within the "Southern Gateway area" and potentially attractive to family dwellings.
- 3.5 To the south is the Grosvenor House Car Park on Edridge Road; it is not owned by the site's owner and they have been encouraged to try and purchase it.
- 3.6 Further to the south is Leon House; a 22 storey former office building which is currently being converted to residential accommodation. Pre-application discussions are taking place on a proposed scheme for the site between Leon House and 4-20 Edridge Road; which was considered by the Planning Committee on 7th June 2018. Although separate proposals, their cumulative impacts should be considered.
- 3.7 Edridge Road itself is a quiet one-way street with split character, with larger buildings adjacent to the site, and a tightly defined street edge with modest 2-storey terraced houses to the south and south east. The site has excellent public transport accessibility (PTAL 6A). Edridge Road is a Classified Road which joins Park Lane (the flyover) to the north; which is part of the TFL Strategic Road Network.
- 3.8 The site is not within a Conservation Area and there are no heritage assets on the site. It is in an Archaeological Priority Area.
- 3.9 A tall building on the site would be visible from the setting of a number of heritage assets, including Wrencote House (Grade II* Listed), St. Andrew's Church (Grade II), and Whitgift Hospital (Almshouses) (Grade I). Notably, the view of the Town Hall Clock Tower from North End is a designated view, and the view of Croydon Minster (Grade I) from Rectory Grove is identified in the Croydon Minster CAAMP SPD.
- 3.10 The site is within Flood Zone 1 (Low Risk) and partially within an area where there is potential for groundwater to occur at the surface.

Planning History

- 3.11 The site is in a heavily built up area and a number of sites nearby have been (or are currently) subject to redevelopment works.
- 3.12 Planning permission 07/05042/P was granted on the site in 2009, renewed in 2013 (12/01033/P) and expired in May 2016 for:

"Erection of a building of part 9 and 23 storeys with basement comprising offices on part ground and first floor level and 61 two bedroom, 60 one bedroom and 12 three bedroom flats; formation of vehicular access and provision of 27 parking spaces with ancillary cycle and refuse areas."

- 3.13 Impact House, 2 Edridge Road (adjacent to the north) is currently being converted to flats, following applications 16/04750/FUL, 16/02182/P and 15/02723/GPDO for change of use from offices to residential units, and external alterations.

- 3.14 The 22 storey 1960s Leon House building to the south of the site is being converted (predominantly from offices) to 258 flats, following applications 15/02926/GDPO, 15/02927/GDPO, 15/02928/GDPO, 16/01467/P and 17/04817/FUL for change of use; applications 16/01467/P and 16/06157/FUL for external alterations, and application 17/04817/FUL pending for 14 no. further residential units (272 in total).
- 3.15 Bauhaus / Centrillion Point on Mason's Avenue was extended and refurbished to provide 189 dwellings and a community/retail unit following planning application 04/03575 (approved 29 Sep 2005).
- 3.16 Other large scale proposals within close proximity include the residential-led Taberner House scheme (13 - 35 storeys, 17/01046/FUL, approved 18 Aug 2017) and residential-led Wandle Road Car Park scheme (up to 5, 22 and 25 storeys, 17/06318/FUL, planning committee resolution to grant 07/06/2018).

4 PROPOSAL

Proposal

- 4.1 The proposal is for a part 36, part 9 and part single storey residential building. The site layout is similar to the 2009 consent, although the tower element would be taller (than the approved 23 storeys) and closer to the pavement.
- 4.2 There would be communal internal spaces at ground level (residents gym, entrances, residents workspace/lounge), and outdoor amenity spaces at all three roof levels.
- 4.3 There would be vehicular access from Edridge Road to a rear single storey rear wing, with waste and cycle storage, and accessible parking spaces.

5 MATERIAL PLANNING CONSIDERATIONS

Principle of the Proposed Development

- 5.1 The site is not within a Conservation Area, and is within an area where tall buildings are acceptable in principle. There is good access to public transport, and the site allocation(s) support high density residential development. In principle, the erection of a high density residential development is acceptable.

Affordable Housing

- 5.2 The Council's planning policies in the site's location require 15% affordable housing on-site (as a policy compliant 60:40 mix of affordable rent: shared ownership) as a baseline minimum, with donor sites or a review mechanism required where less than 30% is provided on-site, and a target for individual sites of 50%.
- 5.3 Although no Registered Provider is yet involved with the proposal, the development has been designed with two cores to enable separated management and control over service charges if required. The design intention is for the lower block to accommodate affordable rent units, the taller block to accommodate market housing, and intermediate (shared ownership) units to be flexibly provided within either block.
- 5.4 At pre-application stage, a high-level viability appraisal has been undertaken, and independently assessed. The developer expects to provide 24% affordable housing (by habitable room) which would (subject to a review mechanism) deliver in excess of

the minimum requirement. Officers are working with the applicant to maximise the provision of additional affordable housing, noting the priority for affordable rent.

Townscape and Design

Place Review Panel (PRP)

5.5 The scheme was presented to PRP in June 2018 which, in summary, made the following observations:

- The scheme should not breach the parapet line of the Grade I listed Croydon Minster in Rectory Grove views, as this would set a dangerous precedent which would substantially harm its significance and Croydon's character and skyline.
- The pavement on Edridge Road is too narrow, and the building's footprint should be reduced to allow increased public realm and avoid a cramped setting.
- The lower 3-6 storeys should be improved with a plinth or podium to improve the street relationship. The proposed colonnade may jar with the scale of the two storey houses on Edridge Road, and is too small to offer public realm benefits.
- The general approach to the massing across the site (subject to appropriate height), and framed elevational treatment was supported.
- Further work is required to resolve the heritage impacts, height, detailed design, and the quality of the public and communal amenity spaces.

Townscape and Heritage Impacts

- 5.6 Since the PRP review, additional views have been provided to assess the impact on views of Croydon Minster. The Minster's pinnacles dominate views from various positions in Croydon, and contribute significantly to Croydon's skyline. The Rectory Grove view is of particular importance as it is a rare view of the whole tower. The proposal would be behind the Minster in the Rectory Grove views, and Officers are of the opinion that if the proposal "pops up" behind the pinnacles and erodes this view, the Minster's setting (which includes views) will be significantly eroded, and there is no justification for that harm. The proposal therefore needs to be reduced by at least 2 storeys to avoid completely unacceptable harm to views of Croydon Minster.
- 5.7 Even then, the proposal would be visible alongside the Minster in certain views; and there would be further, less than substantial, harm to the settings of other heritage assets and townscape impacts, for which clear and convincing justification is required (in particular the locally designated view of the Clock Tower from North End). Some of those impacts would result in "less than substantial harm" which may be justified if minimised and if sufficient benefits arise from the proposal.
- 5.8 Where a proposal leads to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal. In addition to the harm to views and setting of Croydon Minster, the proposal would result in less than substantial harm to the settings of further heritage assets which must be minimised and may only be justified if sufficient benefits arise.

Layout and Massing

- 5.9 Other than the overall height, officers are broadly comfortable with the proposed massing and layout. However, there are concerns that the adjacent pavement is too narrow for a building of the proposed height, and the proposal should be amended to allow improved public realm and avoid an oppressive pedestrian environment.
- 5.10 There are also some reservations about the unusual shape of the proposed building. Whilst the “slipped” form of the building results in slender north and south elevations, the tower’s east and west elevations would be wide and care needs to contribute positively to the emerging skyline and avoid visual clutter or detracting from the central cluster of tall buildings (noting that the site is in an edge-of-centre location).

Materials, Elevations and Detailed Design

- 5.11 The proposed building would have brick elevations in a contextual “framed” design, and is supported in principle. There would be inset balconies and winter gardens which would provide a range of amenity spaces for residents, and simple elevations.

Public Realm

- 5.12 No public realm is proposed on Edridge Road, other than an enclosed colonnade in front of the entrances. Communal amenity spaces for residents would be provided at roof level. The developer has been encouraged to make improvements to the public realm to offset the townscape impact of the proposed height (noting that the proposal would be closer to the pavement than the previously approved 23 storey scheme).

Highways and Transport

- 5.13 The proposed development would permit-free and would house 747 new residents who would depend on the transport links and services in Croydon Town Centre, and will need to cross the Croydon Flyover regularly. Currently, people cross along a desire line between Fell Road and Edridge Road, where there is fast moving traffic and no crossing. A substantial increase in pedestrians walking onto this busy road would increase the risk of accidents. A potential crossing is identified within the Council’s CIL reg. 123 list, although it is not straightforward, is on a TFL road, and is easy to deliver in the short term (although there is an aspiration for it to come forward as part of the future Croydon gyratory works). The proposed development would not be liable for a CIL payment so any works necessary for the development to be acceptable in planning terms would require a separate s106 contribution.
- 5.14 The development would be permit-free, and on-site servicing is being explored. Blue badge parking and cycle parking would be provided in accordance with the relevant standards. Car club bays would also be provided (locations still being considered).

Quality and Mix of Accommodation

- 5.15 The proposed unit mix would be as follows:

Studio (1p)		1 bedroom (2p)		2 bedroom (4p)		3 bedroom (5p)	
15 units	6.4%	89 units	38.2%	91 units	39.1%	38 units	16.3%

- 5.16 Policy DM1 of the Croydon Local Plan expects 20% of units in the site's location to have 3 or more bedrooms, although before February 2021 some of those may be 4-person 2-bedroom units (subject to an absolute minimum 5% 3-bedroom units). 55.4% of units would be either 3-bedroom or large 2-bedroom units.
- 5.17 The majority of units would provide dual aspect accommodation, and either balconies or winter gardens. The applicant has been advised of the Council's expectation that all units have private amenity space, in addition to communal amenity spaces and playspace (which is to be provided at roof level). The proposed units would comply with the London Plan / Nationally Described Space Standards, and officers have provided advice on internal layouts to ensure a good standard of accommodation.
- 5.18 A sunlight and daylight assessment has not yet been undertaken, and further information has been requested to explain the impacts on neighbours.

The Impact on Adjacent Occupiers

- 5.19 The nearest adjacent residents will be at Impact House to the north, which is being converted to residential use following an application for prior approval. Those units will be mostly single aspect with poor amenity, and affected by the proposed development. Information (including a sunlight and daylight assessment) has been requested to explain the impacts on the surrounding neighbours; it is expected that those impacts will not be substantially greater than the previously consented scheme.

Environmental Impact and Sustainability

- 5.20 The applicant has been made aware of the requirements for passive design, zero carbon development, and connection to the forthcoming Croydon Decentralised Energy Network. Discussions are forthcoming in relation to air quality, overheating, surface water drainage, micro climate and lighting impacts.
- 5.21 The site is within Flood Zone 1 (Low Risk) and partially within an area where there is potential for groundwater to occur at the surface.
- 5.22 An Environmental Impact Assessment (EIA) Screening Opinion will be carried out on (or prior to) submission of a formal planning application.

Efficient Use of Land

- 5.23 To the south west of the site, is the Leon House Car Park, which along with Leon House itself is subject to Site Allocations 190 and 195, for an indicative 82-307 homes. A pre-application proposal was presented for that site at the 7th June 2018 Planning Committee meeting. Both developers have been encouraged to amend their designs to maximise space between buildings and avoid uncomfortable proximity.
- 5.24 The Grosvenor House Car Park is directly to the south, and to promote good placemaking and future regeneration and avoid planning blight, the lower floors of the proposed tower should retain the potential for future development on the Car Park
- 5.25 The applicant is aware of the need to discuss their proposal with the adjacent landowners, and to demonstrate that the proposed development would not prejudice the development of nearby sites, or result in diminished delivery of housing (in particular affordable housing) across all three adjoining sites (or the area as a whole).

Mitigation

5.26 At this stage it is envisaged that planning obligations will be required to mitigate the impacts, with the following Heads of Terms:

- Affordable housing (on-site, with a review mechanism)
- Employment and training
- Air quality
- Zero carbon off-setting (if required)
- Car club
- Travel Plan
- Transport for London contributions (if required)
- Highway works (including junction works to ensure highway safety)
- Public realm works (including paving to Edridge Road outside the site)

6 SPECIFIC FEEDBACK REQUESTED

6.1 In view of the above, it is suggested that members focus on the following issues.

1. The proposed height, including the impact on the North End designated view; Croydon Minster from Rectory Grove, and other heritage and townscape impacts.
2. The proposed quantum and tenure mix of affordable housing.
3. The design the townscape impact on Edridge Road.
4. Provisions to maintain highway safety following the proposed development.
5. The requirement for adjacent landowners need to work together to ensure that joined-up development, and to demonstrate cumulative impacts on daylight and sunlight; microclimate; and views of heritage assets.

7 PROCEDURAL NOTE

- 7.1 This is the first presentation of the scheme to the Planning Committee. The proposal is reported to Planning Committee to enable Members to view and comment on it prior to submission of a formal application. The proposal is not a planning application. Any comments are provisional and subject to full consideration, including public consultation and notification as part of any subsequent application.
- 7.2 A planning application for the proposed development would be referable to the Mayor of London under the Mayor of London Order 2008. The Mayor's views have not yet been formally sought, but the applicant has met with the Greater London Authority's officers through their pre-application advice service (including consideration by Transport for London), prior to the submission of a formal planning application.

PLANNING COMMITTEE AGENDA

PART 6: Planning Applications for Decision

1 INTRODUCTION

- 1.1 In this part of the agenda are reports on planning applications for determination by the Planning 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 or Resident Association 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 and Strategic Transport to deal with under delegated powers and not be considered by the committee.
- 1.4 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 (consolidated with Alterations since 2011)
 - the Croydon Local Plan (February 2018)
 - 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. Whilst third party representations are regarded as material planning considerations (assuming that they raise town planning matters) the primary consideration, irrespective of the number of third party representations received, remains the extent to which planning proposals comply with the Development Plan.
- 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 **ROLE OF THE COMMITTEE MEMBERS**

- 3.1 The role of Members of the Planning Committee is to make planning decisions on applications presented to the Committee openly, impartially, with sound judgement and for sound planning reasons. In doing so Members should have familiarised themselves with Part 5D of the Council's Constitution 'The Planning Code of Good Practice'. Members should also seek to attend relevant training and briefing sessions organised from time to time for Members.
- 3.2 Members are to exercise their responsibilities with regard to the interests of the London Borough of Croydon as a whole rather than with regard to their particular Ward's interest and issues.

4. **THE ROLE OF THE CHAIR**

- 4.1 The Chair of the Planning Committee is responsible for the good and orderly running of Planning Committee meetings. The Chair aims to ensure, with the assistance of officers where necessary, that the meeting is run in accordance with the provisions set out in the Council's Constitution and particularly Part 4K of the Constitution 'Planning and Planning Sub-Committee Procedure Rules'. The Chair's most visible responsibility is to ensure that the business of the meeting is conducted effectively and efficiently.
- 4.2 The Chair has discretion in the interests of natural justice to vary the public speaking rules where there is good reason to do so and such reasons will be minuted.

- 4.3 The Chair is also charged with ensuring that the general rules of debate are adhered to (e.g. Members should not speak over each other) and that the debate remains centred on relevant planning considerations.
- 4.4 Notwithstanding the fact that the Chair of the Committee has the above responsibilities, it should be noted that the Chair is a full member of the Committee who is able to take part in debates and vote on items in the same way as any other Member of the Committee. This includes the ability to propose or second motions. It also means that the Chair is entitled to express their views in relation to the applications before the Committee in the same way that other Members of the Committee are so entitled and subject to the same rules set out in the Council's constitution and particularly Planning Code of Good Practice.

5. PROVISION OF INFRASTRUCTURE

- 5.1 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:
- i. Education facilities
 - ii. Health care facilities
 - iii. Projects listed in the Connected Croydon Delivery Programme
 - iv. Public open space
 - v. Public sports and leisure
 - vi. Community facilities
- 5.2 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.

6. FURTHER INFORMATION

- 6.1 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.

7. PUBLIC SPEAKING

- 7.1 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.

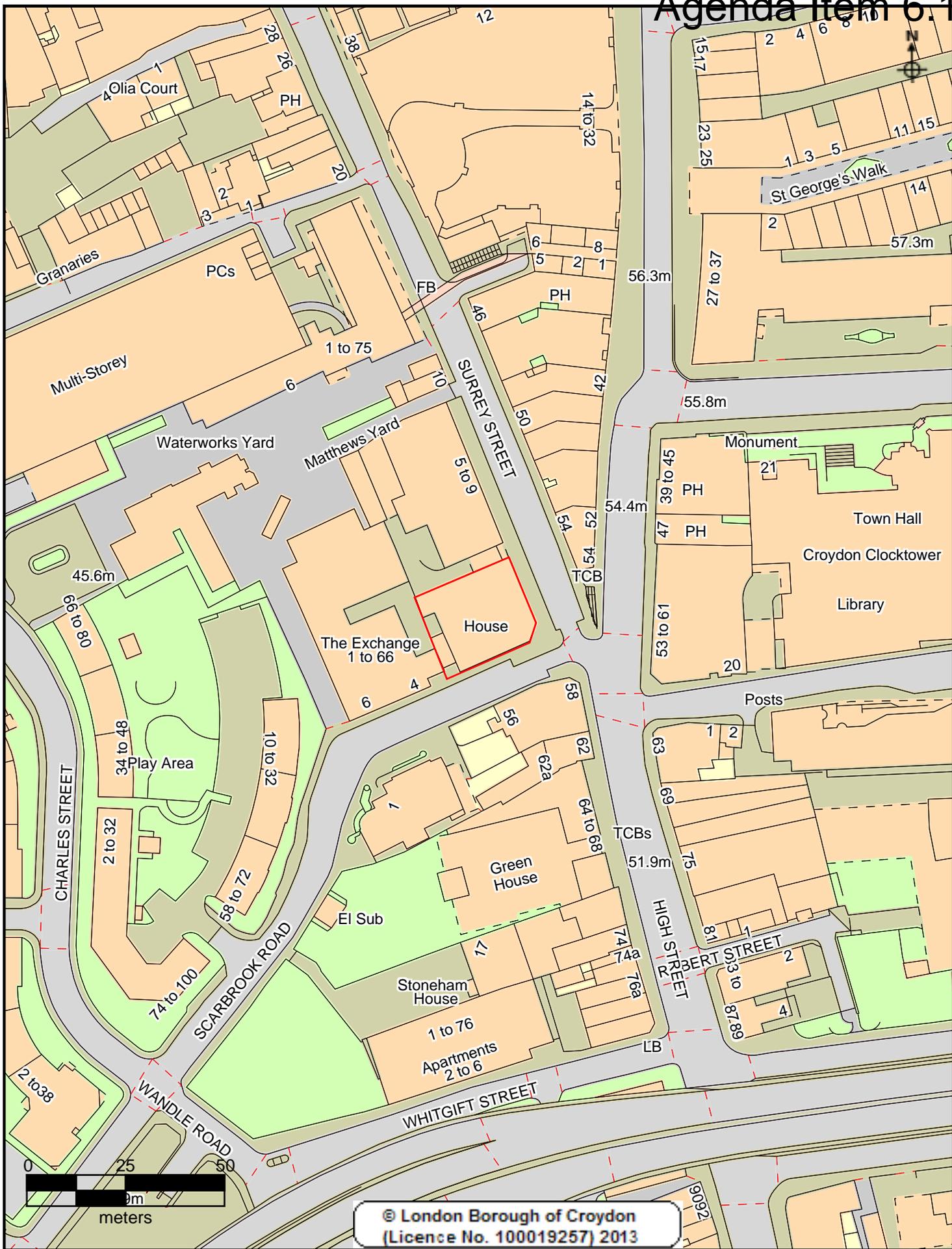
8. BACKGROUND DOCUMENTS

- 8.1 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.

9. RECOMMENDATION

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

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1.0 SUMMARY OF APPLICATION DETAILS

Ref: 18/00772/FUL
 Location: Surrey House, 2 Scarbrook Road, Croydon
 Ward: Fairfield
 Description: Construction of sixth and seventh floors to provide an additional 1 three bedroom duplex flat, 1 two bedroom flat, 3 one bedroom flats, and 1 studio flat; alterations to basement parking layout and provision of associated refuse storage and cycle storage (amended description).
 Drawing Nos: 799PP2S01 ; 799PP2S02 ; 799PP2S03 ; 799PP2S04 ; 799PP2S05 ; 799PP2S06 ; 799PP2S07 ; 799PP2S08 ; 799PP2S09 ; 799PP201 ; 799PP202 Rev A ; 799PP203 Rev A ; 799PP204 ; 799PP212 Rev A ; 799PP215 Rev A ; 799PP216 Rev A ; 799PP217 Rev A ; J-241-Ver 6 ; Balustrade – Issue 6 ; 799WD06 ; 799/D11 ; and Unilateral Undertaking (Restriction of Resident Car Parking Permits)
 Applicant: Blueberry Trading
 Agent: Peter Currie Architects
 Case Officer: Mr D A Gibson

1.1 This application is reported to committee because the Pre-election Ward Councillor (Helen Pollard) made representations in accordance with the Committee Considerations Criteria and requested Planning Committee consideration. Also, the total number of resident objections received exceeds the threshold of officer delegated authority and in accordance with the Committee Consideration Criteria it is therefore reported for Consideration by the Planning Committee.

Accommodation Schedule

Flats	studio	1 bed	2 bed	3 bed	4 bed	Total
Number	1	3	1	1 (duplex)	0	6

2.0 RECOMMENDATION

- 2.1 That the Planning Committee resolve to GRANT planning permission.
- 2.2 That the Director of Planning and Strategic Transport is delegated authority to issue the planning permission and impose conditions, a legal agreement and informatives to secure the following matters:

Conditions

- 1. In accordance with the approved plans.
- 2. Development to be implemented within three years.
- 3. Submission of details of materials.
- 4. Provision of following matters as specified : parking layout, refuse storage, cycle storage. Retention thereafter.
- 5. Submission of construction logistics plan for approval.

6. Water use target.
7. Carbon Dioxide 19% reduction beyond 2013 Building Regulations.
8. Installation of one electric vehicle charging point.
9. Any other planning condition(s) considered necessary by the Director of Planning and Strategic Transport.

Legal Agreement

Unilateral Undertaking – Submitted to secure and prevent future residents from applying for residential parking permits within the North Area Controlled Parking Zone.

Informatives

1. Community Infrastructure Levy.
2. Code of Practice regarding small construction sites.
3. Any other informative(s) considered necessary by the Director of Planning and Strategic Transport.

3.0 PROPOSAL AND LOCATION DETAILS

Proposal

- 3.1 Planning permission (Ref: 14/02325/P) was Granted (on appeal) 14 July 2015 for the erection of two additional storeys to the building (a 6th and 7th floor) and provision of 4 flats therein (3 x 3 bedroom flats and 1 x 2 bedroom flat). The applicant advises works of implementation have commenced.
- 3.2 The current application again proposes the erection of two additional storeys to the building (a 6th and 7th floor) and provision of 6 flats therein (1 x 3 bedroom flat, 1 x 2 bedroom flat, 3 x 1 bedroom flats, and 1 studio flat). Associated refuse and cycle storage is proposed within the basement of the building. The developer also proposes a Unilateral Undertaking to restrict the provision of residential parking permits for future occupiers of the 6 new flats.

Site and Surroundings

- 3.3 The application site is a six storey building at the junction of Surrey Street and Scarbrook Road. The ground floor comprises of a pub use and the five upper floors are former offices recently converted to flats. The building also has a basement parking and service area.
- 3.4 The site is bounded to the west by The Exchange, a part 5 / part 8 storey block predominantly comprising flats. It is bounded to the north by a part 2 / 3 / 5 storey block at 5-9 Surrey Street, the height of that block steps up to the rear. It has retail units at ground floor and part commercial / part residential uses on the upper floors.
- 3.5 The site is within the Central Croydon Conservation Area, Croydon Metropolitan Centre, and Croydon Opportunity Area. The site is within a Primary Shopping Area and the ground floor is designated as Main Retail Frontage. It is also within an Archaeology Priority Zone.
- 3.6 The site has a Public Transport Accessibility Level (PTAL) of 6b (excellent).

Relevant Planning History

- 3.7 14/02325/P - Alterations; Construction of an additional 2 storeys to provide an additional 3 three bedroom and 1 two bedroom flats.
Granted Planning Permission (on appeal) 14/07/2015.
- 3.8 17/01719/DISC – Discharge (approval) of conditions 2 and 3 attached to planning permission 17/01719/DISC).
- 3.9 16/03773/P - Alterations; use of first floor as 4 one bedroom and 2 two bedroom flats.
Granted Planning Permission 26/09/2015.
- 3.10 13/04281/P - Construction of an additional 2 storeys to provide an add 7 one bedroom, 1 two bedroom and 1 three bedroom flats.
Refused Planning Permission 10/03/2014. Appeal Dismissed 29/12/2014.
- 3.11 13/03767/GPDO – Use of second, third, fourth and fifth floors as 30 flats.
Prior Approval (Conversion of Offices to Flats) Issued 16/12/2013.

4.0 SUMMARY OF KEY REASONS FOR RECOMMENDATION

- The proposed development would create a good quality residential accommodation that would make a positive contribution to the borough's housing stock and would make a small contribution to the Council achieving its housing targets as set out in the London Plan (2016) and its own Croydon Local Plan 2018.
- The proposed development is of an appropriate mass, scale, form and design that would be in keeping with its context, thus preserving the appearance of the site and surrounding area.
- The proposed development would not cause significant harm to neighbouring properties' living conditions.
- The level of parking provision is consider appropriate, striking the appropriate balance between promoting sustainable modes of transport, whilst providing some car parking space capacity. The proposed development would not have an adverse impact on the operation of the highway.

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 site was advertised in the press and through the erection of site notices.
- 6.2 A total of 110 neighbouring properties were notified about the application and invited to comment by the way of letter. The number of representations received from neighbours, local groups etc in response to notification and publicity of the application were as follows:

26 individual responses: 26 Objections

- 6.3 The following Councillor made representation:

- Cllr Helen Pollard (former Ward Councillor for Fairfield) (objecting) – adverse effect on amenity of neighbours, overdevelopment, adverse effect on amenity of future occupiers due to cramped accommodation.

The following summarised issues were raised in representations that are material to the determination of the application, and they are addressed in substance in the next section of this report:

Objections

- Overdevelopment
- Out of character with area
- Effect on conservation area
- Loss of privacy
- Loss of light
- Loss of outlook / view
- Increased noise
- Increased noise / pollution from construction works
- No construction management plan submitted
- Effect on existing residents of Surrey House
- Effect of balconies
- Effect on local infrastructure (GP's, schools)

The following non-material planning considerations were raised in representations and are addressed below:

- No indication of where scaffolding would be erected (Officer Comment : The siting of scaffolding on a public highway would be subject of a highways licence).
- Existing building not well managed / maintained (Officer Comment : This is a not a material planning consideration – it is a civil matter).
- Profit making exercise by developer (Officer Comment : This is not a material planning consideration).
- Inadequate sound proofing (Officer Comment : This would be a matter for Building Regulations)
- Will use hazardous materials (Officer Comment : Fire safety compliance is a matter for the Health and Safety Executive and Building Regulations. Advice for developers is also available from the London Fire Brigade)

The following procedural issues were raised in a representations and are addressed below:

- A letter of objection was received from a neighbouring property which highlighted that they were not consulted. (Officer Comment : The relevant property was Flat No.30 in Surrey House and a consultation letter was sent to them 1st March 2018).
- Freeholder has not consulted existing residents of proposal (Officer Comment : The applicant submitted an agricultural holding certificate as part of the planning application form).
- Previous application for 2 storey extension refused (Officer Comment : Ref: 14/02325/P was granted planning permission on appeal).

6.4 The North Croydon Conservation Area Panel were consulted. No Objection.

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 Croydon Local Plan (2018), Mayor's London Plan (2016) 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:

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

7.3 There is a draft revised NPPF which went out to public consultation 5 March 2018. The consultation ended 10 May 2018 and feedback is being collated. The draft revised NPPF incorporates policy proposals previously consulted on in the Housing White Paper and the Planning for the right homes in the right places consultation. The draft NPPF is a material consideration in planning decisions and will gain more weight as it moves through the process to adoption. At present the draft NPPF in general is considered to carry minimal weight.

7.4 The main policy considerations from the London Plan (2016) raised by the application that the Committee are required to consider are:

- Policy 3.3 Increasing Housing Supply.
- Policy 3.5 Quality and Design of Housing Developments
- Policy 5.2 Minimising Carbon Dioxide Emissions
- Policy 5.12 Flood Risk Management
- Policy 5.13 Sustainable Drainage
- Policy 6.3 Assessing Effects of Development on Transport Capacity
- Policy 6.9 Cycling
- Policy 6.13 Parking
- Policy 7.2 An Inclusive Environment
- Policy 7.4 Local Character
- Policy 7.6 Architecture
- Policy 7.8 Heritage Assets and Archaeology

7.5 A new draft London Plan has been out for public consultation which expired on the 2 March 2018. The GLA current program is to have the examination in public of the Draft London Plan in Autumn 2018, with the final London Plan published in Autumn of 2019. The current 2016 consolidation Plan is still the adopted Development Plan. However the Draft London Plan is a material consideration in planning decisions and will gain more

weight as it moves through the process to adoption. At present the plan in general is considered to carry minimal weight.

7.6 Croydon Local Plan (2018) Strategic Policies and Detailed Policies and Proposals

The new local plan was adopted on the 27th February 2018 and now carry full weight. The main relevant policies to this application are as follows:

- SP2: Homes.
- SP2.1 Choice of homes.
- SP2.2 Quantities and locations.
- SP2.7 Mix of homes by size.
- SP2.8 Quality and standards.
- DM1: Housing choice for sustainable communities.

- SP4: Urban Design and Local Character.
- SP4.1 High quality development that responds to local character.
- SP4.2 Be informed by opportunities of Place and enhance social-cohesion and wellbeing.
- SP4.11 – SP4.13 Character, conservation and heritage.

- DM10: Design and Character.
- DM10.1 High quality developments, presumption for 3 storeys.
- DM10.2 Appropriate parking and cycle parking design.
- DM10.4 Private amenity space.
- DM10.5 Communal amenity space.
- DM10.6 Protection to neighbouring amenity.
- DM10.7 Architectural detailing.
- DM10.8 Landscaping.
- DM10.9 Lighting and light pollution.
- DM13: Refuse and recycling.
- DM13.1 Design, quantum and layouts.

- DM18 : Heritage Assets and Conservation.
- DM18.1 Preserving and enhancing character of heritage assets.
- DM18.4 Preserving and enhancing character of conservation areas.

- SP6: Environment and Climate Change.
- SP6.3 Sustainable design and construction.
 - Minor residential scheme 19% CO2 reduction.
 - Water efficiency 110 litres.
- SP6.4 Flooding and water management.
- DM25: Sustainable drainage systems.

- SP8: Transport and the Communication.
- SP8.5 and SP8.6 Sustainable travel choice.
- SP8.7 Cycle parking.
- SP8.12 and SP8.13 Electric vehicles.

- SP8.15 Ptal ratings
- DM29: Promoting sustainable travel.
- DM30: Car and cycle parking.
- Place: Croydon Opportunity Area.

8.0 MATERIAL PLANNING CONSIDERATIONS

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

- Principle of development
- Density and housing mix of development
- Effect on the appearance of the site / surrounding area / conservation area
- Effect of the development on neighbouring amenity
- Quality of accommodation proposed
- Effect of the development on parking and the highway
- Effect of the development on flooding
- Other planning issues

Principle of development

8.2 Policy promotes the provision of new housing at a strategic and local level. The London Plan Housing SPG 2016 advises Borough's and developers of the strategic and local aspects and objectives when considering development of gardens and to strike a balance between these and other objectives when seeking to optimise housing provision on a particular site. On back garden development the Mayor of London's Housing Supplementary Planning Guidance March 2016 provides guidance on private garden land development and Strategic Objective 5 of the Croydon Local Plan 2018, which links to Policy DM10, seeks to ensure that high quality new development both integrates, respects and enhances the Borough's natural environment and built heritage.

8.3 The development would create additional residential units that would make a contribution to the Council achieving its housing targets as set out in the London Plan (2016) and the recently adopted Croydon Local Plan 2018.

8.4 In this case the principle of adding a two storey extension to the roof of the building to provide additional self-contained dwellings has been established by the planning permission Ref: 14/02325/P which was issued on appeal by the Planning Inspectorate 14/07/2015.

Density and housing mix of development

Density

8.5 Policy 3.4 of the London Plan states that taking into account local context and character, the design principles in Chapter 7 and public transport capacity, development should optimise housing output within the relevant density range shown in Table 3.2. Based on the public transport accessibility level (PTAL 6b) and the site's characteristics, the London Plan density matrix suggests a residential density of between 600 and 1100 habitable rooms per hectare.

- 8.6 The residential density of the proposal would be 1052 habitable rooms per hectare which is within the indicative range within the London Plan for a central area.
- 8.7 The Mayor’s Housing SPG, at paragraph 1.3.12, further states that the density ranges should be “*used as a guide and not an absolute rule, so as to also take proper account of other objectives*”. It does not preclude developments with a density above the suggested ranges, but requires that they “*must be tested rigorously*” (para.1.3.14). This will include an examination of factors relating to different aspect of “*liveability*” of a proposal (dwelling mix, design and quality of accommodation), access to services, impact on neighbours, management of communal areas and a scheme’s contribution to ‘*place shaping*’. The impact of massing, scale and character in relation to nearby uses will be particularly important.
- 8.8 The SPG also considers the opportunities and constraints with regards to density on small sites (para.1.3.39). Responding to existing streetscape, massing and design of the surrounding built environment should be given special attention – where existing density is high, for example, higher density can be justified. Paragraph 1.3.40 notes that small sites require little land for internal infrastructure, and as such, it is appropriate for density to reflect this. These factors are all relevant to the development of the application site.
- 8.9 It is considered that the proposed residential development has been designed to deliver new homes within buildings that respond to their local context, taking into account both the physical constraints of the site and its relationship with neighbouring properties and the nearby townscape.
- 8.10 The proposed development does not exceed the London Plan density range. It delivers on London Plan policy by optimising additional housing on an existing residential site in a highly accessible location. The density of the development is therefore considered to be acceptable.

Housing Unit Mix

- 8.11 Policy SP2.7 of the Croydon Local Plan 2018 seeks to secure the provision of family housing and states the Council will seek to ensure that a choice of homes is available in the borough that will address the borough’s need for homes of different sizes. This will be achieved by setting a strategic target for 30% of all new homes up to 2036 to have three or more bedrooms.
- 8.12 The unit mix of the development is reproduced below for ease of reference, also produced is the schedule of accommodation from the previously approved scheme:

Accommodation Schedule (Current Application)

Flats	studio	1 bed	2 bed	3 bed	4 bed	Habitable Rooms	Total Flats
Number	1	3	1	1 (duplex)	0	13	6

Accommodation Schedule (Granted under Planning Permission Ref: 14/02325/P)

Flats	studio	1 bed	2 bed	3 bed	4 bed	Habitable Rooms	Total Flats
Number	0	0	1	3 (duplex)	0	14	4

- 8.13 The proposal allows for 17% of 3 bedroom units, 17% of two bedroom units and 16% of 1 bedroom units. Given that the 2 bedroom unit is laid out as 4 person habitation and given the location of the site within the Croydon Opportunity then the proposed proportion of family housing is considered acceptable.
- 8.14 Interestingly, the number of habitable rooms proposed in the current application is actually one less than that approved under the planning permission Ref: 14/02325/P). The proposal would therefore not result in an overdevelopment of the site and would provide an appropriate mix of accommodation to meet a variety of demands across the Borough in accordance with Policy 3.8 of the London Plan.

Effect on the appearance of the site and surrounding area

- 8.15 The proposed extension to provide two additional storeys to the building follows the form and massing of the previously approved scheme (Ref: 14/02325/P). The only main external difference to the extension is that 2 in-set balconies would be formed on the 6th floor. These would face towards Surrey Street and towards Scarbrook Road respectively. Some minor fenestration differences are proposed on the 7th floor – essentially a reduction in the number of doors serving the front terrace area facing Surrey Street and Scarbrook Road – there would be 4 doors instead of 6 doors opening out onto the terrace.
- 8.16 In the appeal decision for ref: 14/02325/P the Planning Inspector stated *'I have determined this appeal on its own merits and do not consider the proposed extension would appear out of scale with the host property or with the wider area, and further consider that the extensions would be of an appropriate design for the building and the wider area. Thus, there would be no change to the contribution played by Surrey House to the character and appearance of the Conservation Area'*. He concluded that *'...the proposed development would preserve the character of the Central Croydon Conservation Area'*. The principle of the extension has been established as acceptable as a result of the appeal decision and the Inspector's considerations. The external differences between that extension and the proposed extension in the current application are considered to be relatively minor. Therefore, the proposed form, massing and appearance of the extension is considered acceptable. The overall appearance of the extension in terms of external materials and screening to the terraces has been agreed in principle through the approval of application Ref: 17/01719/DISC.
- 8.17 Overall, the proposed extension would have an appropriate mass, form, scale and design that would be in keeping with its context, thus preserving the appearance of the site and surrounding area, and Central Croydon Conservation Area.

Effect of the development on neighbouring amenity

- 8.18 Again, the proposed extension to provide two additional storeys to the building follows the form and massing of the previously approved scheme (Ref: 14/02325/P).
- 8.19 With regard to the effect of the development on the amenities of the residents of Exchange Court the Planning Inspector considered *'There are residential flats adjoining the appeal site to the west. I viewed the appeal site from one of those flats.'*

It is evident to me that the submitted drawings have taken into account the relationship of the existing flats. The proposed flats are orientated away from the existing flats or would be provided with privacy screens. These matters are sufficient to ensure no mutual overlooking between future and existing occupants. The proposed extension would be clearly visible from the windows of a number of the flats. Based on the written submissions presented to me, and from observations at the site visit, the orientation of the existing flats and the distance between the proposed development and those flats would ensure there is not an unduly oppressive outlook created for existing occupants, nor any loss of light. The Planning Inspector acknowledged that the outlook for existing residents would change as a result of the proposed development. However, he found *'the detailed design and siting of the scheme has sufficiently taken into account the relationship of these properties to ensure that there would not be any material harm to outlook or privacy'*.

He concluded that the proposed development would not be harmful to the living conditions of adjoining occupiers and would not cause unacceptable harm to the amenity of surrounding land and buildings.

- 8.20 As with the previously approved scheme (Ref: 14/02325/P) no windows would directly overlook dwellings in Exchange Court and the rear 6th floor terrace have a 1,8m height privacy screen around it. These matters can be secured by condition to further protect the privacy of residents in Exchange Court. Therefore, the current proposal would not result in any adverse effects on the amenity of adjacent occupiers in terms of loss of light, visual intrusion, or loss of outlook.
- 8.21 The proposed intensification of the use of the site by creating flats would not create significant levels of noise and disturbance such to justify refusal of planning permission. Noise from associated construction works would be inevitable but would be subject to separate environmental legislation. There is also good practice guidance in place with regard to considerate building.

Quality of the accommodation proposed

- 8.22 The proposed development would provide good quality units that would make a positive contribution to the borough's housing stock. All the proposed flats meet recommended minimum floorspace standards set out in both the London Plan (2016) and DCLG's 'Technical Housing Standards: National Described Space Standards'. All the bedrooms meet the minimum floor areas set out in the DCLG's 'Technical Housing Standards: National Described Space Standards' and Policy 3.5 of the London Plan.
- 8.23 The flats would receive reasonable levels of light, outlook and aspect and all would have floor to ceiling heights of 2.3m for at least 75% of the gross internal area (GIA) in line with the requirements of the London Plan (2016). This would meet the requirements of DCLG's 'Technical Housing Standards: National Described Space Standards'.
- 8.24 All of the flats would have access to private amenity spaces in the form of terraces and/or balconies.
- 8.25 Overall, the proposed development is therefore considered to provide a good quality of accommodation to the future occupants.

Effect of the development on parking and the highway

- 8.26 London Plan (2016) policy 6.13 sets out the maximum car parking standard for new developments. Under this policy all developments in areas of good public transport accessibility in all parts of London should aim for significantly less than 1 space per unit. A minimum 1 cycle storage space should be provided for a 1 bedroom flat and 2 spaces for flats with 2 bedrooms or more.
- 8.27 The site is within the Croydon Metropolitan Centre so is highly accessible by public transport. The proposed development would provide 7 off-street parking spaces in the existing basement, which is already in use for this function, and one bay would be compatible with disabled use. The site is within a Controlled Parking Zone and the applicant has provided a Unilateral Undertaking to the Council during the course of the application to restrict future residents of the proposed flats from applying for residential parking permits. A total of 36 cycle storage spaces are proposed on site – this takes into account the number of flats in the building as a whole. Given the mix of flats proposed within the development, the level of parking provision and cycle storage provision is considered to strike the appropriate balance between promoting sustainable modes of transport, whilst providing some car parking space capacity. The provision of the cycle storage can be secured by condition.
- 8.28 The proposed development is not considered to pose a significant risk to highway and pedestrian safety. The proposed garage to serve the existing house would not have any adverse effect on highway safety.
- 8.29 The London Plan (2016) requires new residential development to have 20% active electric car charging provision and 20% passive provision. The installation of an active electric car charging point can be secured by condition.
- 8.30 Several representations have raised concern about traffic and noise and disturbance from associated works. A construction logistics plan could be secured by condition to satisfactorily address this matter. The Council also produces good practice guidance for construction sites and details of it can be passed onto the developer through use of an informative.

Other Planning Issues

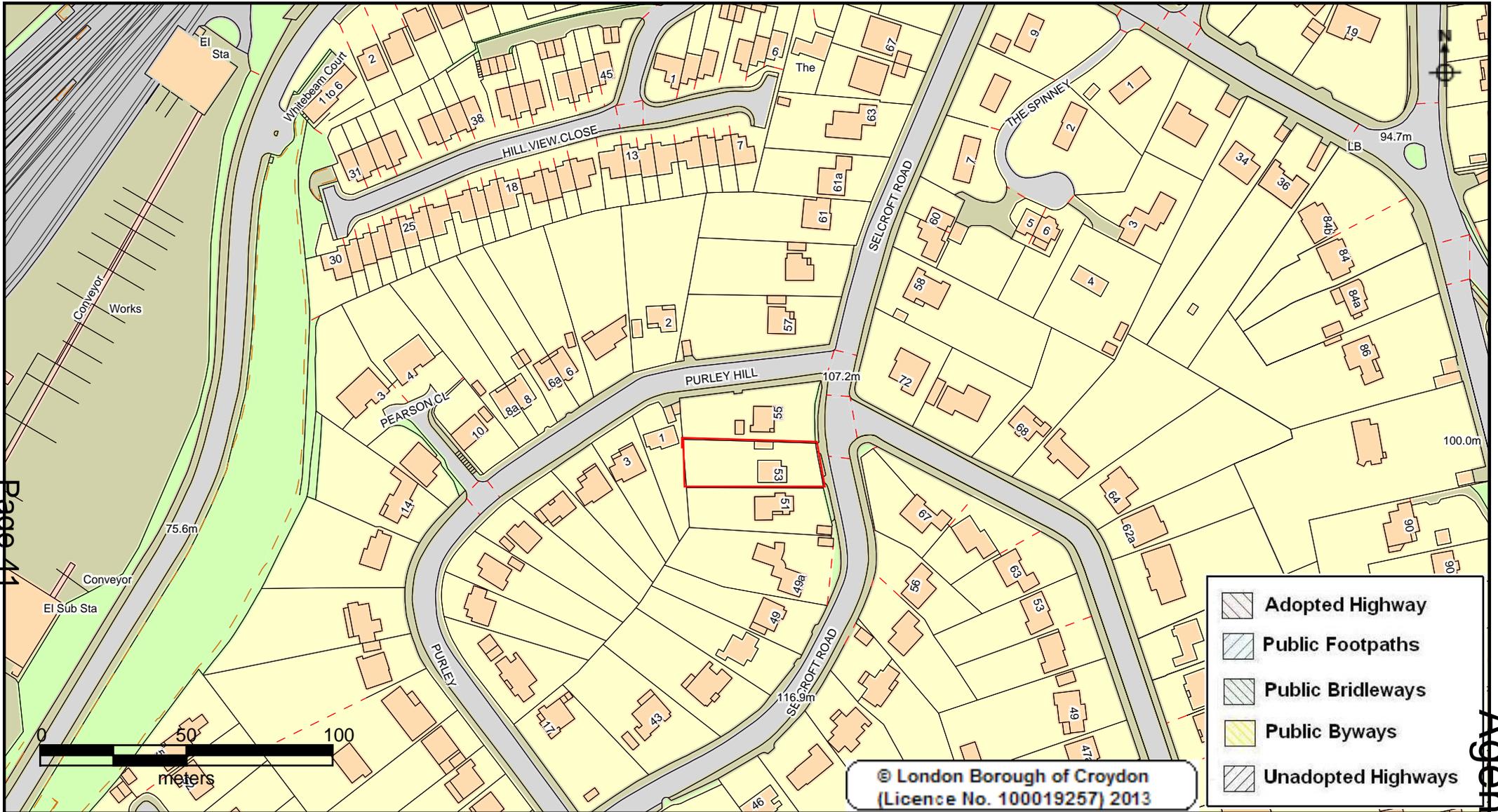
- 8.31 The development is required to meet reduction in carbon dioxide emissions targets of 19% beyond the 2013 Building Regulations. This could be secured by condition.
- 8.32 There is existing bin storage within the basement is proposed to accommodate the refuse storage for the new flats and it would have a re-ordered arrangement in order to do so. This would be acceptable.

9.0 Conclusion

- 9.1 The proposed development would provide good quality residential units that would make a positive contribution to the Borough's housing stock. The proposed development is of an appropriate high standard of design and layout that would not cause harm to the appearance of the surrounding area. The development would not cause significant adverse harm to neighbouring properties' living conditions. The

proposed development provides an acceptable level of parking and would not have a significant adverse impact on the efficient operation of the local highway network.

- 9.2 All other relevant policies and considerations, including equalities, have been taken into account.



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1.0 SUMMARY OF APPLICATION DETAILS

Ref: 18/01499/FUL
 Location: 53 Selcroft Road, Purley, CR8 1AJ.
 Ward: Purley and Woodcote Ward
 Description: Demolition of two storey detached property, erection of a two storey plus roof level and basement level building to provide eight new self-contained residential flats (C3), with associated landscaping, car parking, refuse store and cycle parking.
 Drawing Nos: 25-P-1, P-2, P-3, P-4 A, P-5 A, P-6, P-7, P-8, P-9 A, P-10, P-11 P-12
 Applicant: Sterling Rose.
 Agent: Sterling Rose.
 Case Officer: Barry Valentine.

	1B 1P/ Studio	1B 2P	2B 3P	3B 4P	3B 5P	4B 6P	Total
Existing Provision						1	1
Proposed Residential Mix	1		5	1	1		8

Number of car parking spaces	Number of cycle parking spaces
4 on site car parking spaces	12 on site cycle parking spaces

1.1 This application is being reported to Planning Committee as 56 objections have been received, which is above the threshold set out in the Committee Consideration Criteria and because the Ward Councillor at the time of consultation (Cllr Simon Brew now Ward Councillor for Purley and Woodcote Ward) made representations in accordance with the Committee Considerations Criteria and requested Committee consideration.

2.0 RECOMMENDATION

- 2.1 That the Planning Committee resolve to GRANT planning permission.
- 2.2 That the Director of Planning and Strategic Transport is delegated authority to issue the planning permission and impose conditions and informatives to secure the following matters:
1. In accordance with the approved plans.
 2. Development to be implemented within three years.

3. Samples and details (as appropriate) of materials including window frames and balustrades (lightwell).
4. Details on landscaping including replacement trees, play-space, accessibility, inclusiveness, and boundary treatments.
5. Sustainable Urban Drainage System.
6. Provision of on-site car parking – prior to occupation and permanently retained thereafter.
7. Refuse store to be built prior to occupation.
8. Additional 2 cycle spaces, and proposed cycle store to be implemented prior to occupation.
9. Ground floor level units to meet M4 (2) accessibility standard.
10. Water use target.
11. Carbon Dioxide 19% reduction beyond 2013 Building Regulations.
12. Installation of one electric vehicles charging point.
13. Dropped kerb to be installed and pavement reinstated prior to occupation of the development.
14. Obscurely glazed windows both flank elevations at first floor level and at ground floor level on northern flank elevation.
15. Protection measures for neighbouring properties' trees.
16. Any other planning condition(s) considered necessary by the Director of Planning and Strategic Transport.

Informatives

1. Community Infrastructure Levy.
 2. Code of Practice regarding small construction sites.
 3. Highway works to be made at developer's expense.
 4. Any other informative(s) considered necessary by the Director of Planning and Strategic Transport.
- 2.3 That the Planning Committee confirms that adequate provision has been made, by the imposition of conditions, for the preservation or planting of trees as required by Section 197 of the Town and Country Planning Act 1990.

3.0 PROPOSAL AND LOCATION DETAILS

Proposal

- 3.1 Planning permission is sought for the demolition of the two storey detached property, erection of a two storey plus roof level and basement level building to provide eight new self-contained (C3) residential flats with associated landscaping, car parking, refuse store and cycle parking.

Site and Surroundings

- 3.2 The application site is a two storey detached residential property located on the western side of Selcroft Road, approximately 25m south of Purley Hill, and opposite the junction with Oakwood Avenue. The property is in use as a single

dwelling house. There is a significant change in land levels across this site, with the land sloping from north up to the south.

- 3.3 The surrounding area is predominately residential and suburban in character. Properties are generally detached or semi detached, and are between one and two storeys in height.
- 3.4 There are no direct policy constraints identified in the Croydon Local Plan (2018).
- 3.5 The site is located in Flood Risk Zone 1 (low) and is modelled as being at very low risk from surface water flooding (more than 1 in 1000 year basis). The site is not deemed to be at risk from ground water flooding.
- 3.6 The site has a Public Transport Accessibility Level (PTAL) of 0 (worst).

Relevant Planning History

- 3.7 No relevant planning history for the site.
- 3.8 At 51 Selcroft Road, Planning permission reference 17/04306/FUL was granted on 01/12/2017 for the 'Demolition of existing building: erection of two storey building with accommodation in roofspace and basement comprising 7 flats (2 one bedroom, 4 two bedroom and 1 three bedroom flats): provision of associated 6 parking spaces and landscaping.'

4.0 SUMMARY OF KEY REASONS FOR RECOMMENDATION

- The proposed development would create good quality residential accommodation that would make a positive contribution to the borough's housing stock and would make a small contribution to the Council achieving its housing targets as set out in the London Plan (2016) and Croydon Local Plan (2018).
- The proposed development would be of an appropriate mass, scale, form and design that would be in keeping with its context, thus preserving the appearance of the site and surrounding area.
- The proposed development would not cause significant harm to the amenities of neighbouring residential occupiers.
- The proposed development provides some on-site parking, with there being sufficient on street parking availability to accommodate any additional parking demand, taking into account other developments consented and built. The proposed development would not have an adverse impact on the operation of the highway.
- The proposed development subject to conditions would not cause unacceptable harm to trees.
- The proposed development subject to conditions would not have an adverse impact on flooding.

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 A total of 6 neighbouring properties were notified about the application and invited to comment by the way of letter. The number of representations received from neighbours, local groups etc in response to notification and publicity of the application were as follows:

58 Individual responses: 58 Objections

6.2 The following Councillors made representations:

- Cllr Simon Brew (Previous Ward Councillor for Purley, Current Ward Councillor for Purley and Woodcote Ward) – Misleading/in accurate/unrealistic statements in applicant submission, overdevelopment especially when combined with approval at no.51, concern over accessibility of car parking spaces, front lightwell impact on streetscene and destroy the appearance of the front garden.

The following issues were raised in representations that are material to the determination of the application, which are addressed in substance in the next section of this report:

Objections

- Unacceptable loss of a family home.
- Loss of light to neighbouring properties.
- Impact of the development in privacy from windows.
- Impact of the development in terms of privacy/overlooking from balconies.
- Noise from use of the garden and seating area.
- Noise disturbance from residential intensification.
- Extra refuse is a health and safety issue.
- Loss of outlook to neighbouring properties.
- The proposed development is much larger than the existing and therefore would be harmful to the character and appearance of the area.
- Flats not in keeping with character of area.
- Loss of garden openness.
- Overdevelopment.
- Light pollutions from windows, balconies and more intensely used gardens.
- Bike store in the rear garden would be harmful to the appearance of the area.
- Not enough on site parking.
- No visitor parking.
- On street parking would be hazardous to road safety including to cyclists due to the bend of the road, steepness of the hill and proximity to the junction.

- It is unrealistic to expect people to cycle as site is located on a hill.
- Cycle parking inaccessible.
- Detrimental impact on trees.
- Traffic pressures from additional cars associated with the development.
- Cumulative impact with development already approved at no.51, and others scheduled in the area.
- Residents may smoke that would cause harm to neighbouring properties' residents health and air quality. (Officers' response – The risk to neighbouring properties health and air quality from resident's smoking would not be significant enough to justify refusal of planning permission.)
- Increased risk of criminality from residents. (Officer's response – This is not considered to be a significant risk)

6.3 The following issues were raised in the representations and are not material planning considerations

- The proposal will create a precedent that will make it easier to build other similar developments. (Officer's response – Planning application have to be considered on their individual merits.)
- Impact on property value. (Officer's response – This is not a material planning consideration.)

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 Croydon Local Plan (2018), Mayor's London Plan (2016) 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:

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

7.3 There is a draft revised NPPF which has been the subject of public consultation, which expired on the 10th May 2018. The draft revised NPPF incorporates policy proposals previously consulted on in the Housing White Paper and the Planning for the right homes in the right places consultation. The draft NPPF is a material consideration in planning decisions and will gain more weight as it moves through the process to adoption. At present the draft NPPF in general is considered to carry minimal weight.

7.4 The main policy considerations from the London Plan (2016) raised by the application that the Committee are required to consider are:

- Policy 1.1 Delivering the Strategic Vision and Objectives for London.
- Policy 3.3 Increasing Housing Supply.
- Policy 3.5 Quality and design of Housing Developments
- Policy 5.2 Minimising Carbon Dioxide Emissions
- Policy 5.12 Flood Risk Management
- Policy 5.13 Sustainable Drainage
- Policy 6.1 Strategic Approach
- Policy 6.3 Assessing Effects of Development on Transport Capacity
- Policy 6.9 Cycling
- Policy 6.13 Parking
- Policy 7.2 An Inclusive Environment
- Policy 7.4 Local Character
- Policy 7.6 Architecture

7.5 There is a new draft London Plan which has been the subject of public consultation which expired on the 2nd March 2018. The GLA current programme is to have the Examination in Public into the Draft London Plan later in 2018, with the final document adopted in 2019. The current 2016 Consolidation Plan is still the adopted Development Plan. However the Draft London Plan is a material consideration in planning decisions and will gain more weight as it moves through the process to adoption. At present the plan in general is considered to carry minimal weight.

Croydon Local Plan (2018)

The new local plan was adopted on the 27th February 2018 and now carries full weight. The main relevant policies to this application are as follows:

- SP2: Homes.
 - *SP2.1 Choice of homes.*
 - *SP2.2 Quantities and locations.*
 - *SP2.7 Mix of homes by size.*
 - *SP2.8 Quality and standards.*
- DM1: Housing Choice for Sustainable Communities.
 - *DM1.2 Net loss of 3 bed or homes less than 130 sq.m.*
- SP4: Urban Design and Local Character.
 - *SP4.1 High quality development that responds to local character.*
- DM10: Design and Character.
 - *DM10.1 High quality developments, presumption for 3 storeys.*
 - *DM10.2 Appropriate parking and cycle parking design.*
 - *DM10.4 Private amenity space.*
 - *DM10.5 Communal amenity space.*
 - *DM10.6 Protection to neighbouring amenity.*
 - *DM10.7 Architectural detailing, materials respond to context, services, appropriate roof form.*

- *DM10.8 Landscaping.*
- *DM10.9 Lighting and light pollution.*
- DM13: Refuse and Recycling.
 - *DM13.1 Design, quantum and layouts.*
 - *DM13.2 Ease of collection.*
- SP6: Environment and Climate Change.
 - *SP6.3 Sustainable design and construction.*
Minor residential scheme 19% CO2 reduction.
Water efficiency 110 litres.
 - *SP6.4 Flooding and water management - c) SUDs.*
 - *SP6.6 Waste management.*
- DM25: Sustainable drainage systems.
- DM27: Protecting and enhancing our biodiversity.
- DM28: Trees.
- SP8: Transport and the Communication.
 - *SP8.5 and SP8.6 Sustainable travel choice.*
 - *SP8.7 Cycle parking.*
 - *SP8.12 and SP8.13 Electric vehicles.*
 - *SP8.17 Parking standards in low PTAL areas.*
- DM29: Promoting sustainable travel.
- DM30: Car and cycle parking.

8.0 MATERIAL PLANNING CONSIDERATIONS

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

1. Principle of development and quality of residential units created
2. Impact on the appearance of the site and surrounding area.
3. Impact of the development on neighbouring properties' living conditions.
4. Impact of the development on parking and the highway.
5. Impact of the development on trees.
6. Impact of the development on flooding.
7. Other planning issues.

Principle of development and quality of residential units created.

Principle of Development

- 8.2 Policy DM1.2 seeks to prevent the loss of small family homes by restricting the net loss of three bed units and the loss of units that have a floor area less than 120 sq.m. The proposal would comply with this policy as the existing property has a floor area of 160 sq.m and is believed to have originally been a four bed when built. Two 3 bed (5 person unit and a 4 person unit) family units would form part of the flatted scheme (located at basement level with direct access into the rear garden).
- 8.3 Policy SP2.7 sets a strategic target of 30% of all new homes up to 2036 to have three beds or more. The policy sets a specific target for major developments, but

not minor developments, with the latter considered on a site by site basis. Two of the proposed units would be three bed units, which would amount to 25% of overall provision and would fall below this target. Notwithstanding this, officers are satisfied with the overall mix of accommodation, given that there would be a net increase in family sized accommodation on the site.

- 8.4 The proposed development would create additional residential units that would make a small contribution to the borough achieving its housing targets as set out in the London Plan (2016) and the recently adopted Croydon Local Plan (2018).
- 8.5 The existing property is not protected from demolition by existing policies. As such, the property and associated structures could be demolished under existing permitted development rights through the prior approval process without planning permission. The demolition of the existing building is acceptable subject to a suitable replacement designed building being agreed.

Quality of Units

- 8.6 The proposed development would provide good quality units that would make a positive contribution to the borough's housing stock. All the proposed units meet recommended minimum floorspace standards set out in both the London Plan (2016) and DCLG's 'Technical Housing Standards: National Described Space Standards'. All the bedrooms would meet the minimum floor areas set out in the DCLG's 'Technical Housing Standards: National Described Space Standards'.
- 8.7 The units would receive good levels of light, outlook and aspect. All the units would be dual aspect with the majority of the windows facing either east or west. The units located in the basement have been carefully designed and orientated to maximise light and outlook. The main living areas within the basement would have views into generously sized lightwells, which have been tiered in order to offer good outlook. These main living areas would have direct access to a patio area and generously sized rear garden. Additional light would enter into the basement units through pavement lights, located on flank elevations of the property, which in combination with windows located on the rear elevation, would ensure the central kitchen areas are adequately lit. The main bedrooms to the two basement units have been appropriately located at the rear to ensure that light and outlook is maximised. Smaller bedrooms to the front are adequately served by good sized lightwells that would ensure these rooms receive good light and outlook.
- 8.8 All flats would have floor to ceiling heights in excess of 2.5m for at least 75% of the gross internal area (GIA) in line with the requirements of the London Plan (2016). This would exceed the DCLG's 'Technical Housing Standards: National Described Space Standards' which requires floor to ceiling height of 2.3m for 75% of the GIA.
- 8.9 The two family units (flats 1 and 2) would have access to their own private amenity spaces in the form of a tiered patio area and front lightwells. Flat 8 also has access to two small recessed dormer balconies. All flats would have access to a generously sized 138 sq.m communal garden. This communal garden is directly accessible through the property. Opportunities for small scale play-

space, in line with policy DM10.4(d) would be delivered through the use of planning conditions with the external amenity space required to be designed in order to be flexible, multifunctional, accessible and inclusive as reasonably possible, in line with the requirements of policy DM10.5.

- 8.10 In regards to accessibility, London Plan Policy 3.8 'Housing Choice' requires 90% of dwellings to meet M4(2) 'accessible and adaptable dwellings' Building Regulations requirement, with the remaining 10% required to meet M4(3) 'wheelchair user dwellings'. The key issue in ensuring that M4(2) can be achieved within a development is to ensure, at the planning application stage, that the units can reasonably achieve level access. If level access cannot be reasonably achieved, then the units cannot be required to meet the M4(2) Building Regulations. The London Plan (2016) recognises that securing level access in buildings of four storeys or less can be difficult and that consideration should also be given to viability and impact on ongoing service charges for residents.
- 8.11 The applicant has confirmed that the units located on the ground floor level would meet M4 (2). The applicant has raised concerns about installing a lift due to the impact that this has on service charge for new residents. A condition is recommended requiring the units at ground to comply with M4 (2).

Impact on the appearance of the site and surrounding area.

- 8.12 The proposed bulk and mass of the development is considered acceptable. The development would appear as two storeys when viewed from Selcroft Road in keeping with the two storey prevailing height of the majority of buildings in the surrounding area. The development respects the topography of the land, with the ridgeline of the property acting as an appropriate transition between the higher ridgeline of 49A, and the lower ridgeline of no 55. There would be a change in scale between single storey bungalow at no 51 and the proposed development at no. 53. However, this change in scale would not be harmful given the development respects the wider scale and pattern of the street. In addition, planning permission has been granted (reference 17/04306/FUL) for a two storey plus roof level accommodation at no 51. As shown in submitted drawing 25-P-8, if both developments were built, which is reasonable assertion given it is the same applicant, then the resulting development would respect the topography of the land, with the ridgeline of no 51 being slightly higher than that of no 53.
- 8.13 The proposed front building line appropriately aligns with the approved and existing front building line of no 51, before setting back to align with the slightly recessed front building line of no 55. The depth of the building at the rear would sufficiently maintain garden openness; with approximately 15m separation distance from the ground floor element to the rear boundary being maintained. The rear building line is similar to what was approved at no.51. There is sufficient spacing of at least a 1m between the development and the adjacent property boundaries. Whilst the development is slightly wider than that approved at no 51, by approximately 1m, this increased mass is not considered detrimental as the development is still considered to have an appropriate relationship with the plot size, as well as adjoining properties.

- 8.14 The proposed front lightwells, whilst not characteristic of Selcroft Road, would form discreet and respectful features of the street scene due to them being set between 9 and 10 metres away from the pavement and as views of them would be further restricted through the use of planting. It should be noted that a front lightwell was approved at no 51 as part of planning permission reference 17/04306/FUL. The proposed rear lightwells are acceptable given their location adjacent to the rear elevation of the property that limits their impact on the garden's appearance, and given they would only be visible in private views. The side pavement lights are also acceptable given they are located within the side passageways which would prevent them from being widely visible.
- 8.15 The proposed traditional design would respect features and detailing common to neighbouring properties, and similar to that approved at no.51. The development would be finished in materials of a traditional appearance, further details of which are recommended to be secured by condition.
- 8.16 The landscaping of the front garden area is an appropriate balance between the need to increase parking provision at the site, whilst being respectful of the green character of the area. Mature hedging would be located around the majority of the front garden area that would help to create an effective green screen. Some additional trees are also proposed, however these tree success are somewhat restrained by their close proximity to car parking areas. Further details of landscaping is recommended to be secured via condition. The bin store would be set back from the road, preventing it forming a dominant feature of the property's appearance. The simple timber bin store design with planting in front is appropriate. The design of the cycle store is also acceptable given that it would not be widely from public viewpoints. A condition is recommended to ensure that the bin and cycle store is provided prior to occupation.
- 8.17 Overall, the proposed development would have an appropriate mass, form, scale and design that would be in keeping with its context, thus preserving the appearance of the site and surrounding area.

Impact of the development on neighbouring properties' living conditions.

- 8.18 The proposed development would not cause significant harm to neighbouring properties' light and outlook. The appropriate front and rear building lines of the development would limit the degree of impact on neighbouring amenity (light, outlook and enclosure), as well as limiting overshadowing of neighbouring properties' gardens.
- 8.19 The existing property at no .51 has a kitchen window located on the flank elevation at ground floor level that faces onto the site. This is a secondary window and as such this room would still receive sufficient light and outlook from the main window located on the rear elevation.
- 8.20 Under the proposed development approved at no.51, there are four windows located on the northern flank elevation. All these four windows are proposed to be obscurely glazed, with three of them proposed to serve bathrooms, with the

remaining window forming a secondary window to a kitchen/living area. The proposed development at no 53, would not unacceptably impact the quality of living accommodation that would be provided under the proposed development at no 51.

- 8.21 No.55 has windows located at ground and first floor level on the flank elevation. The precise use of these windows is not known but due to their location on the building i.e. on the flank elevation, on the entrance side of the property and due to presence of external pipes are likely to serve non-habitable rooms such as corridors, stairwells and bathrooms. The ground floor flank elevation's windows light and outlook is already impacted by the existing garage on no.53, and the development is not considered to make this substantially worse, especially given the likely uses of these rooms, to justify refusal. The window at first floor level is sufficiently set away from the development not to be unacceptably harmed in terms of light and outlook.
- 8.22 The proposed development would not cause significant harm to neighbouring properties' privacy. The new windows on the front elevation would largely have views of the street and the new openings proposed for the rear elevation would not directly face onto or into neighbouring windows. The new openings would overlook neighbouring properties' gardens, but given that the gardens are already overlooked by both windows in the existing property as well as from neighbouring windows, the harm caused would not be sufficient to justify refusal of planning permission. A planning condition is recommended to ensure that the windows on both flank elevations at first floor level and ground floor level on the northern side are obscurely glazed and non-openable (up to a height of 1.7m).
- 8.23 The proposed dormer balconies on the rear elevation at second floor level would not cause significant harm to neighbouring properties' privacy (especially in view of the size and depth of the terraces). The design of the recessed balconies would further direct views down the length of the garden, away from neighbouring windows.
- 8.24 The proposed terraces would not generate significant level of noise disturbance to justify refusal due to a combination of their modest size and the distance from neighbouring windows. The proposed intensification of the use of the site, including its garden areas, would not be sufficient to create significant levels of noise disturbance to justify refusal of planning permission.
- 8.25 The proposed development is not considered given its residential use, to generate significant levels of light pollution.

Impact of the development on parking and the highway.

- 8.26 London Plan (2016) policy 6.13 sets out the maximum car parking standard for new developments. Under this policy in low PTAL areas, one and two bed units are required to have less than 1 parking space per unit, three bed units up to 1.5 parking spaces per unit, and four or more bed units up to 2 parking spaces per unit.

- 8.27 The proposed development would provide four on-site car parking spaces for the eight units, which complies with the London Plan's parking standards. The applicant has submitted a Transport Technical Note produced by Markides Associates. Using census data for Purley Ward based on the unit type it predicts that the development would generate a demand for 6 parking spaces. In officer's view, the development is likely to generate a higher demand than the Purley Ward average due to its location on a hill, and the poor PTAL rating of the site. Officers are of the opinion that the development would generate closer to 8 car parking spaces (i.e. one per unit). Therefore under the applicant's estimate there would be a predicted displacement of 2 cars, whereas under the council's estimate there would be a predicted displacement of 4 cars onto the road.
- 8.28 The applicant has submitted a parking study that measures car parking capacity in Selcroft Road, Purley Hill and part of Oakwood Avenue. In line with the Lambeth Methodology this was carried out on two consecutive weekdays nights, on Wednesday 31st January and Thursday 1st February 2018. The survey is carried out on weekday nights as this is when residential parking demand is generally the highest. Of the 224 on-street parking spots available, only 20% to 21% were shown to be occupied. Parking stress is generally deemed as high when there is an 80% saturation. There is therefore on-street parking capacity on surrounding roads to absorb any parking demand, as a result of the development including when taking into account the potential parking impact of other developments approved and under construction in the local area. Given the amount of parking space availability on surrounding streets, there is insufficient evidence to suggest that residents from the development would park dangerously and therefore have a detrimental impact on highway or pedestrian safety. The development given the small number of units created, would not cause significantly levels of traffic.
- 8.29 The existing property already has a driveway on the northern side of the site that can park two cars in a line. The narrow width of the driveway prevents the car spaces being accessed independently, and requires car exiting the driveway to exit in a rear gear (presuming they entered the space in a forward gear). The proposed development would centralise and enlarge the dropped kerb. A condition is recommended requiring the pavement to be reinstated and the new dropped kerb provided prior to use of the site commencing. In terms of parking layout, the six metre gap between the spaces would ensure that it would be possible for cars to exit and entering the site in a forward gear. It is however acknowledged that the space on the northern side of the site would need to do a three point turn, and therefore there may be temptation from users of that parking spaces to exit in a rear gear. However, the risk is not significant, and still preferably to the existing situation in which the two existing car parking spaces cannot be accessed independently, with the two cars having to exit the driveway in a rear gear.
- 8.30 The London Plan (2016) requires new residential development to have 20% active electric car charging provision and 20% passive provision. A planning condition is recommended to accommodate these requirements.

8.31 The London Plan (2016) requires one cycle parking space to be provided for all one bed units and two cycle parking spaces for all 2+ bed units. To be London Plan (2016) compliant 14 cycle parking spaces would need to be provided. The submitted site layout plan shows a cycle store with a capacity of 12 cycle parking spaces. To ensure the development is policy compliant, a condition is recommended requiring the provision of a further two cycle spaces. The cycle store, despite its rear garden area, is considered to be sufficiently accessible, as there would be a clear route from the store to the pavement.

Impact of the development on trees.

8.32 The application has been reviewed by the council's arboricultural officer, who has raised no objection to the scheme. There are no trees within the site or in surrounding properties that are subject to a Tree Preservation Order (TPO). There are two heavily pruned trees in the rear garden of the neighbouring property no.55, whilst not formally protected, it is recommended that some protection measures are put into place to help protect these trees during construction. This is recommended to be secured via condition.

Impact of the development on flooding.

8.33 The site is located in Flood Risk Zone 1 (low) and is not affected by surface water flooding and is at negligible risk from groundwater flooding. The applicant has submitted a flood risk assessment (FRA) that appropriately identifies the extent of risk and a planning condition is suggested, which secures a Sustainable Urban Drainage System (SUDS). A further planning condition is recommended to help ensure efficient water use.

Other Planning Issues

8.34 The standard requirement for to reduce carbon dioxide emissions (19% beyond the 2013 Building Regulations) will be delivered through compliance with an imposed planning condition

8.35 A bin store area is proposed in the front garden area. The bin store is of a sufficient size and contains 1100L recycling bin, nine 120 litre general waste bins and one 140L food waste bin.

9 Conclusion

9.1 The proposed development would provide good quality residential units that would make a positive contribution to the borough's housing stock. The mix of residential units is acceptable, with two of the units being three beds. The proposed development would be of an appropriate high standard of design that would not cause harm to the appearance of the surrounding area. The development would not cause significant harm to neighbouring residential amenity and would not have an adverse impact on flooding. The proposed development provides an acceptable level of parking and would not have a significant impact on the highway.

9.2 All other relevant policies and considerations, including equalities, have been taken into account.

PLANNING COMMITTEE AGENDA

PART 8: Other Planning Matters

1 INTRODUCTION

- 1.1 In this part of the agenda are reports on planning matters, other than planning applications for determination by the Committee and development presentations.
- 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 The following information and advice applies to all those reports.

2 FURTHER INFORMATION

- 2.1 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.

3 PUBLIC SPEAKING

- 3.1 The Council's constitution only provides for public speaking rights for those applications being reported to Committee in the "Planning Applications for Decision" part of the agenda. Therefore reports on this part of the agenda do not attract public speaking rights.

4 BACKGROUND DOCUMENTS

- 4.1 For further information about the background papers used in the drafting of the reports in part 7 contact Mr P Mills (020 8760 5419).

5 RECOMMENDATION

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

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