

Planning Sub-Committee Agenda



To: Councillor Muhammad Ali (Chair)
Councillor Paul Scott (Vice-Chair)
Councillors Toni Letts, Chris Clark, Joy Prince, Sherwan Chowdhury,
Jason Perry, Scott Roche, Gareth Streeter and Ian Parker

A meeting of the **Planning Sub-Committee** which you are hereby summoned to attend, will be held on **Thursday, 18 July 2019 at 5.30 pm in Council Chamber, Town Hall, Katharine Street, Croydon CR0 1NX**

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

Michelle Ossei-Gerning
020 8726 6000 x84246
michelle.gerning@croydon.gov.uk
www.croydon.gov.uk/meetings
Wednesday, 10 July 2019

Members of the public are welcome to attend this meeting.
If you require any assistance, please contact the person detailed above, on the righthand side.

To register a request to speak, please either e-mail Democratic.Services@croydon.gov.uk or phone the number above by 4pm on the Tuesday before the meeting.

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 the previous meeting (Pages 5 - 8)

To approve the minutes of the meeting held on Thursday 21 March 2019 and Thursday 4 July 2019 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. Planning applications for decision (Pages 9 - 12)

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

5.1 18/00360/FUL 1430 London Road, Norbury, SW16 4BZ
(Pages 13 - 24)

Erection of 3-storey building to rear to provide 2 x one bed flats with integral garage, bin and cycle stores at ground floor level.

Ward: Norbury

Recommendation: Grant permission

5.2 19/00529/FUL 5 Buckingham Gardens, Thornton Heath CR7 8AT (Pages 25 - 36)

Alterations and erection of single/two storey side/rear extensions;
Conversion of dwelling to create 1 one bedroom, 1 two bedroom and 1 three bedroom flats with associated bin/cycle stores.

Ward: Norbury Park
Recommendation: Grant permission

5.3 19/01265/FUL Land R/O - 62 Mayfield Road, South Croydon, CR2 0DS (Pages 37 - 54)

Demolition of existing garage and erection of two storey, four bedroom detached house with associated access between 39-41 Heathurst Road, South Croydon, CR2 0BB (amended description).

Ward: Sanderstead
Recommendation: Grant permission

6. 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."

This page is intentionally left blank

Public Document Pack Agenda Item 2

Planning Sub-Committee

Meeting of Croydon Council's Planning Sub-Committee held on Thursday, 21 March 2019 at 6:00pm in Council Chamber, Town Hall, Katharine Street, Croydon, CR0 1NX

MINUTES

Present: Councillor Muhammad Ali (Chair);
Councillor Paul Scott (Vice-Chair);
Councillors Toni Letts, Scott Roche and Gareth Streeter

Also Present: Councillor Shafi Khan

PART A

A26/19 **Minutes of the previous meeting**

RESOLVED that the minutes of the meeting held on Thursday 28 February 2019 be signed as a correct record.

A27/19 **Disclosure of Interest**

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

A28/19 **Urgent Business (if any)**

There was none.

A29/19 **Planning applications for decision**

A30/19 **18/06126/HSE 17 Pollards Hill East, Norbury**

Demolition of garage and erection of an ancillary outbuilding with basement.

Ward: Norbury and Pollards Hill

The officers presented details of the planning application and there were no questions for clarification.

Mr Geoffrey Winkworth spoke against the application.

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

The motion of approval was put forward to the vote and was carried with all five Members unanimously voting in favour.

The Committee therefore **RESOLVED** to **GRANT** the application for the development of 17 Pollards Hill East, Norbury.

The meeting ended at 6.16 pm

Signed:

Date:

.....

.....

Planning Sub-Committee

Meeting of Planning Sub-Committee held on Thursday, 4 July 2019 at 8pm in Council Chamber, Town Hall, Katharine Street, Croydon CR0 1NX

MINUTES

Present: Councillor Muhammad Ali (Chair);
Councillor Paul Scott (Vice-Chair);
Councillors Sherwan Chowdhury, Jason Perry and Gareth Streeter

PART A

A49/19 **Minutes of the previous meeting**

RESOLVED that the minutes of the meetings held Thursday 30 May 2019 and Thursday 6 June 2019 be signed as a correct record.

A50/19 **Disclosure of Interest**

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

A51/19 **Urgent Business (if any)**

There was none.

A52/19 **Planning applications for decision**

A53/19 **18/02695/FUL 23 The Drive**

Construction of a part one/part three storey four bedroom detached house in rear garden with associated access driveway from The Drive, car parking and refuse storage.

Ward: Coulsdon Town

The officers presented details of the planning application with no questions for clarification.

Councillor Scott proposed a motion for **APPROVAL** of the application based on the officer's recommendations. Councillor Ali seconded the motion.

Councillor Perry proposed a motion to **REFUSE** the application on grounds of the application being not policy compliant. Councillor Streeter seconded the motion.

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

The Committee therefore **RESOLVED** to **GRANT** the application for the development of 23 The Drive.

The meeting ended at 8.15 pm

Signed:

.....

Date:

.....

PLANNING SUB-COMMITTEE AGENDA

PART 5: 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 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.

This page is intentionally left blank



This page is intentionally left blank

PART 5: Planning Applications for Decision

Item 5.1

1.0 SUMMARY OF APPLICATION DETAILS

Ref: 18/00360/FUL
 Location: 1430 London Road, Norbury, SW16 4BZ
 Ward: Norbury
 Description: Erection of 3-storey building to rear to provide 2 x one bed flats with integral garage, bin and cycle stores at ground floor level.
 Drawing Nos: 654/PL/17 Rev A, 654/PL2/110 Rev P, 654/PL2/111 Rev K, 654/PL2/112 Rev H, 654/PL2/113 Rev F, 654/PL2/115 Rev G, 654/PL2/116 Rev K, 654/PL/118 Rev M, 654/PL2/120 Rev G
 Applicant: Mr Michael Chan
 Agent: Mr Alex Imlach (Alex Imlach Design)
 Case Officer: Wayne Spencer

	1 bed	2 bed	3 bed	4 bed
Existing	0	0	0	0
Proposed Residential units	2	0	0	0

Number of car parking spaces	Number of cycle parking spaces
1	4

1.1 This application is being reported to Sub-Committee because the Norbury Planning and Transport Group (on behalf of the Scots Estate Residents Association) has made representations in accordance with the Committee Consideration Criteria and requested Committee consideration.

2.0 RECOMMENDATION

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

Conditions

- 1. In accordance with the approved plans
- 2. Refuse/cycle stores to be installed/retained in perpetuity
- 3. External facing materials to be approved
- 4. Balcony details to be approved and retained
- 5. Drainage Strategy to incorporate SuDS to be approved, installed and retained
- 6. Water usage off 110L per head per day
- 7. 19% carbon dioxide reduction
- 8. Submission and approval of Construction Logistics Plan
- 9. Compliance with M4(2)
- 10. Commence within 3 years

11. Any other planning condition(s) considered necessary by the Director of Planning and Strategic Transport

Informatives

- 1) Community Infrastructure Levy
- 2) Code of practice for 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 The applicant seeks full planning permission for the following:

- Erection of 3-storey building comprising 2 x one bed flats fronting Norbury Crescent
- Integral garage to serve the existing flat (1430a)
- Integral refuse and cycle storage to serve the whole site

Site and Surroundings

3.2 The application site consists of a mid-terraced, four storey building with subservient two storey elements to the rear. The area of the proposed development at the rear of the building fronts Norbury Crescent to the east. The properties on London Road are predominantly commercial at ground floor level with residential accommodation over and the built form within Norbury Crescent is predominantly two/three storeys high and of a residential nature. The built form in the immediate locality varies in character, form and design.

3.3 The site is not within a Conservation Area however the building is close to a Grade II Listed Building to the north (no.1434) with the remaining buildings to the west fronting London Road being locally listed. The site is located within Norbury District Centre and the frontage is within the designated main retail frontage. The site is within an Archeological Priority Area and within an area at 'very low' risk of surface water flooding.

Planning History

3.4 No recent relevant planning history.

4.0 SUMMARY OF KEY REASONS FOR RECOMMENDATION

- The principle of the development is acceptable given the residential character of the immediate locality.
- The design and appearance of the development is appropriate given the context of surrounding area.
- The living conditions of adjoining occupiers would be protected from undue harm.
- The living standards of future occupiers are satisfactory and meet the National Housing Space Standards.
- There would be no undue highway impact from the development.
- Sustainability aspects are controllable through the use of planning conditions.

5.0 CONSULTATION RESPONSE

5.1 The views of the Planning Service are expressed in the MATERIAL PLANNING CONSIDERATIONS section below.

6.0 LOCAL REPRESENTATION

6.1 The application has been publicised by way of consultation letters sent to the properties which are adjacent to the application site. The number of representations received from neighbours, local groups etc in response to notification and publicity of the application were as follows:

No of individual responses: 1 Objecting: 1 Supporting: 0

6.2 The following issues were raised in representations. Those that are material to the determination of the application are addressed in substance in the MATERIAL PLANNING CONSIDERATIONS section of this report:

Summary of objections	Response
<i>Townscape</i>	
<ul style="list-style-type: none"> Overdevelopment of the site Poor design 	See paragraphs 8.3 to 8.6
<i>Neighbouring amenity</i>	
<ul style="list-style-type: none"> Loss of daylight and sunlight to neighbouring properties 	See paragraphs 8.10 and 8.11
<i>Impact upon future occupiers</i>	
<ul style="list-style-type: none"> Poor natural light penetration to the ground floor unit Poor natural ventilation to ground floor and first floor units Sound insulation should be provided Appropriate access for disabled residents 	See paragraphs 8.7 to 8.9
<i>Environment</i>	
<ul style="list-style-type: none"> Water consumption from new occupiers Carbon emissions reduction Air quality and dust management from construction related activities Management plan secured to prevent highway obstruction 	Will be secured by planning condition
<i>Highways and Refuse</i>	
<ul style="list-style-type: none"> Garage too small to meet the space requirements Insufficient refuse storage space 	See paragraph 8.12 and 8.13
<i>Flooding</i>	
<ul style="list-style-type: none"> Water butts should be provided 	See paragraph 8.15
Other comments	Response
<ul style="list-style-type: none"> Assumption that second floor plan is labelled incorrectly and should be part of a 2-bed duplex flat 	The application is for 2 x 1-bed flats with one unit per floor. There is separate access to each floor and

	private amenity spaces for each unit
<ul style="list-style-type: none"> • Fire escape access from the property 	This is a Building Control matter
<ul style="list-style-type: none"> • Compliance with Low Emission Zone requirements 	This would not be 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 Consolidated London Plan 2015, the Croydon Local Plan 2018 and the South London Waste Plan 2012.

7.2 Government Guidance is contained in the National Planning Policy Framework (NPPF), updated February 2019. 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 The main policy considerations raised by the application that the Planning Committee is required to consider are:

- 3.3 Increasing housing supply
- 3.4 Optimising housing potential
- 3.5 Quality and design of housing developments
- 3.8 Housing choice
- 4.7 Retail and town centre development
- 4.8 Supporting a successful and diverse retail sector and related facilities and services
- 5.1 Climate change mitigation
- 5.2 Minimising carbon dioxide emissions
- 5.3 Sustainable design and construction
- 5.12 Flood risk management
- 5.13 Sustainable drainage
- 5.16 Waste net self sufficiency
- 6.3 Assessing effects of development on transport capacity
- 6.9 Cycling
- 6.13 Parking
- 7.2 An inclusive environment
- 7.3 Designing out crime
- 7.4 Local character

- 7.6 Architecture
- 7.21 Woodlands and trees

7.4 Croydon Local Plan 2018:

- SP1.1 Sustainable development
- SP1.2 Place making
- SP2.1 Homes
- SP2.2 Quantities and location
- SP2.6 Quality and standards
- SP4.1 and SP4.2 Urban design and local character
- SP4.11 regarding character
- SP6.1 Environment and climate change
- SP6.2 Energy and carbon dioxide reduction
- SP6.3 Sustainable design and construction
- SP6.4 Flooding, urban blue corridors and water management
- SP8.6 and SP8.7 Sustainable travel choice
- SP8.12 Motor vehicle transportation
- SP8.17 Parking
- DM1: Housing choice for sustainable communities
- DM4: Development in Croydon Metropolitan Centre, District and Local Centres
- DM10: Design and character
- DM13: Refuse and recycling
- DM16: Promoting Healthy Communities
- DM23: Development and construction
- DM25: Sustainable Drainage Systems and Reducing Flood Risk
- DM29: Promoting sustainable travel and reducing congestion
- DM30: Car and cycle parking in new development

7.5 There is relevant Supplementary Planning Guidance as follows:

- London Housing SPG March 2016
- The Nationally Described Space Standards (October 2015)
- Suburban Design Guide Supplementary Planning Document (2019)

8.0 MATERIAL PLANNING CONSIDERATIONS

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

- Principle of development
- Townscape and visual impact
- Housing Quality for future occupiers
- Residential amenity for neighbours
- Transport
- Refuse Stores
- Sustainability
- Flood Risk
- Other Planning Matters

Principle of development

- 8.2 The appropriate use of land is a material consideration to ensure that opportunities for development are recognised and housing supply optimised. The proposal would retain the facilities associated with the ground floor retail function and the development would provide two additional residential units on the site and the area is not designated to be used for any other purpose. The retail unit at ground floor level and all other residential units which currently exist within the site are to be retained. Given the site designation, the principle of a residential development can be supported providing that the proposal respects the character and appearance of the surrounding area and there are no other impact issues.

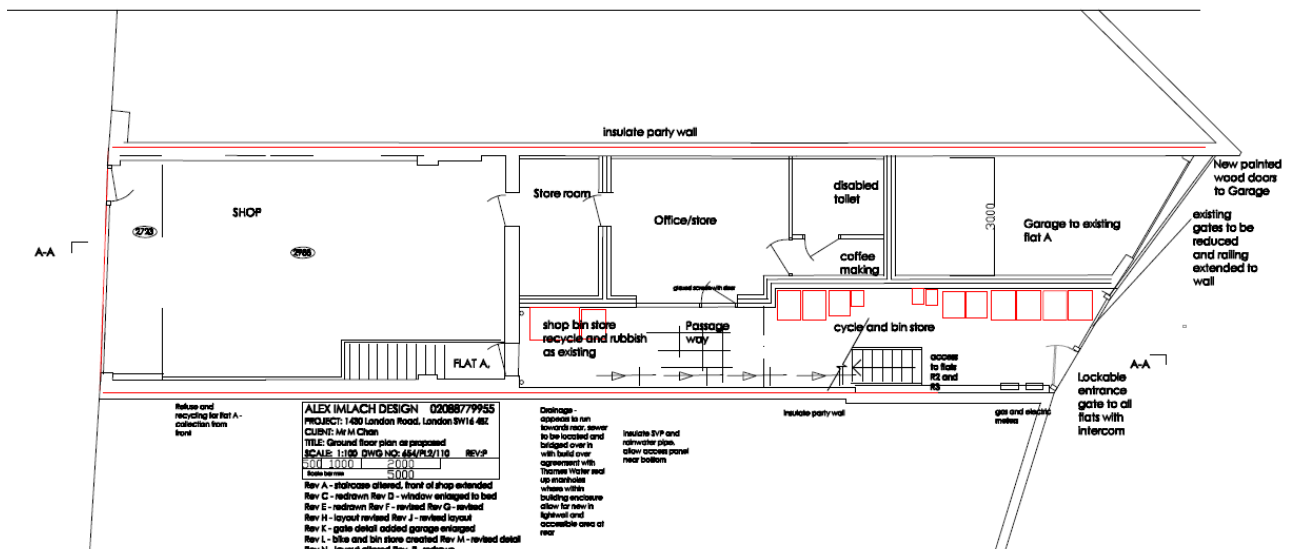
Townscape and visual impact



- 8.3 The proposed three storey development to the rear of the building which comprises of 2 x one bed flats would bring a vibrant use to the rear of no.1430 London Road which is currently characterless. The new build element would have a modern flat roofed design rather than a pastiche of the form typical of the existing area and would have a similar height to the adjoining built form to the north at no.1432 London Road. The scale and massing of the built form is subservient to the built form fronting London Road and will have no impact upon the nationally or locally listed buildings within London Road.

- 8.4 The development will include recessed upper floor amenity spaces fronting Norbury Crescent. In addition, an L-shaped light well will be provided at upper floor levels between the existing form of 1430 London Road and the development to the rear of no.1428 London Road. Originally, it was proposed to have glazed balustrade to the balconies fronting Norbury Crescent however throughout the application process this has been replaced with metal balustrade which is considered to be much more appropriate in this location. The materials have been shown to be brick and the submission of materials will be required by planning condition to ensure they are of a high quality.
- 8.5 Taking the above matters into account, it is considered that the scale, massing and design of the proposed development would be of an acceptable nature which would replace the characterless built form to the rear of London Road. The proposed flat roofed design approach would not, therefore, be unduly harmful to the character, appearance or street scene of Norbury Crescent nor would it have a significantly detrimental impact upon the character of the wider area.
- 8.6 The site is within an Archaeological Priority Zone. Historic England were consulted on the application and they concluded that the proposal is unlikely to have a significant effect on heritage assets of archaeological interest. As such, no further consideration is required in this instance.

Housing quality for future occupiers



- 8.7 The National Housing Space Standards states that 1-bed, 2-person dwellings should provide a minimum internal floor space of 50m² and the plans submitted indicate that both of the proposed units would meet these space standards. The windows which serve the habitable rooms of each unit would allow sufficient light into the units and adequate outlook from the windows, particularly those on the rear elevation. As such, it is considered that the development would result in acceptable living conditions for future occupiers.
- 8.8 With regard to amenity space, the London Housing Design Guide states that a minimum of 5m² of private outdoor space should be provided for the 1 bed one person units. The amenity spaces being proposed for each of the units would meet the spaces required by the London Housing Design Guide Standards and the provision of the

balconies would be an acceptable solution to providing private amenity space within a constrained site. Therefore, it is considered that there would be adequate provision of private amenity spaces to serve future occupants.

- 8.9 There is no communal amenity space provided however, having calculating the number of children that could use any play-space (using the Croydon Local Plan and GLA policy documents) the development would require a very small square meterage of play space to serve the proposed three units. Such a small and unusable space would not be considered appropriate in this case and a more appropriate solution would be to provide enhanced private amenity spaces to the units. All units exceed the space standard requirements with good quality private amenity spaces being provided. Further consideration was given to the fact that the site is in a District Centre location and the Council consider that the enhanced private amenity space approach would be acceptable in this case and that, on balance, the standard of accommodation provided by the proposed development would be acceptable for all future occupiers.

Residential amenities of neighbouring occupiers

- 8.10 The proposed three storey built form would extend and increase the height of this element of the building by one additional storey however the development would have a 2 metre deep L-shaped light well proposed to the western and eastern sides of the building which would add relief to the upper floors at the rear of nos.1428 and 1430 London Road. The built form would be the same height and massing as the built form of no.1432 and would not project any further rearwards than this building. Given the break in built form, it is not considered that the development would result in significant overshadowing or overbearing impact upon the surrounding occupiers.
- 8.11 The associated fenestration has been designed to ensure that the rear facing windows facing Norbury Crescent which serve the primary habitable spaces would not directly overlook any adjoining properties. There is a light well with privacy screen proposed between the proposed building and no.1428 London Road and the windows of no.1428 which are closest to the proposed built form serves a corridor. The side facing windows within the light well of the proposed built form would serve the bedrooms of each unit and would allow an outlook onto a private balcony space. 1.7m high privacy screens are shown to be provided to the western flank of the balconies and, although the windows in the corridor of no.1428 would not serve a habitable space, the privacy screens will prevent any undue overlooking or loss of privacy to the detriment of no.1428 London Road and would also preserve the future development opportunities of this adjoining property. The positioning of the other windows in relation to the surrounding built form would ensure that there is no undue impact upon the amenities of any other neighbouring occupiers.
- 8.12 Throughout the application process, the scheme has been amended to ensure that the existing pedestrian access, refuse location and parking space which serves the existing upper floor flat are retained. Therefore, the amenities of the existing flat, based on the current arrangement, would be acceptable.

Transport

- 8.13 The application site is located in an area with a PTAL of 4, which is considered to have good transport options and connectivity to wider community facilities. It is not proposed to provide any car parking spaces for the new development however one space is to

be retained to serve the existing upper floor flat. This approach, given the size of the proposed units and the PTAL rating, would be considered to be acceptable. In order to comply with London Plan standards, covered and secure cycle storage should be provided for at least three cycles and four spaces are shown to be located within the rear part of the building facing Norbury Crescent. The cycle storage implementation would be secured by planning condition.

Refuse storage

- 8.14 Refuse stores are also to be located within the rear part of the building (facing Norbury Crescent) at ground floor level and would serve all three units (the existing upper floor flat and the two 1-bed units proposed). The store would be in a convenient location for collection and, as the store would be integral, it would have no impact upon the street scene. It appears to provide sufficient space for the number and size of bins required to serve all three units. The implementation and retention of the refuse store would be secured by condition.

Sustainability

- 8.15 Conditions would be secured in relation to a 19% carbon dioxide emission and a water use target of 110L per head per day for each proposed residential unit.

Flood risk

- 8.16 The site itself is within an area which is considered to be at 'very low' risk of surface water flooding. No residential use is being proposed at ground floor level under the most recent version of the scheme and the 'very low' risk of the development combined with the fact that it would replace existing built form would not sufficiently justify the use of a soak-away or a green roof in this instance. However, there is the opportunity for at least one water butt to be included within the development and this, given the very low flood risk, would provide sufficient flooding mitigation for this development.

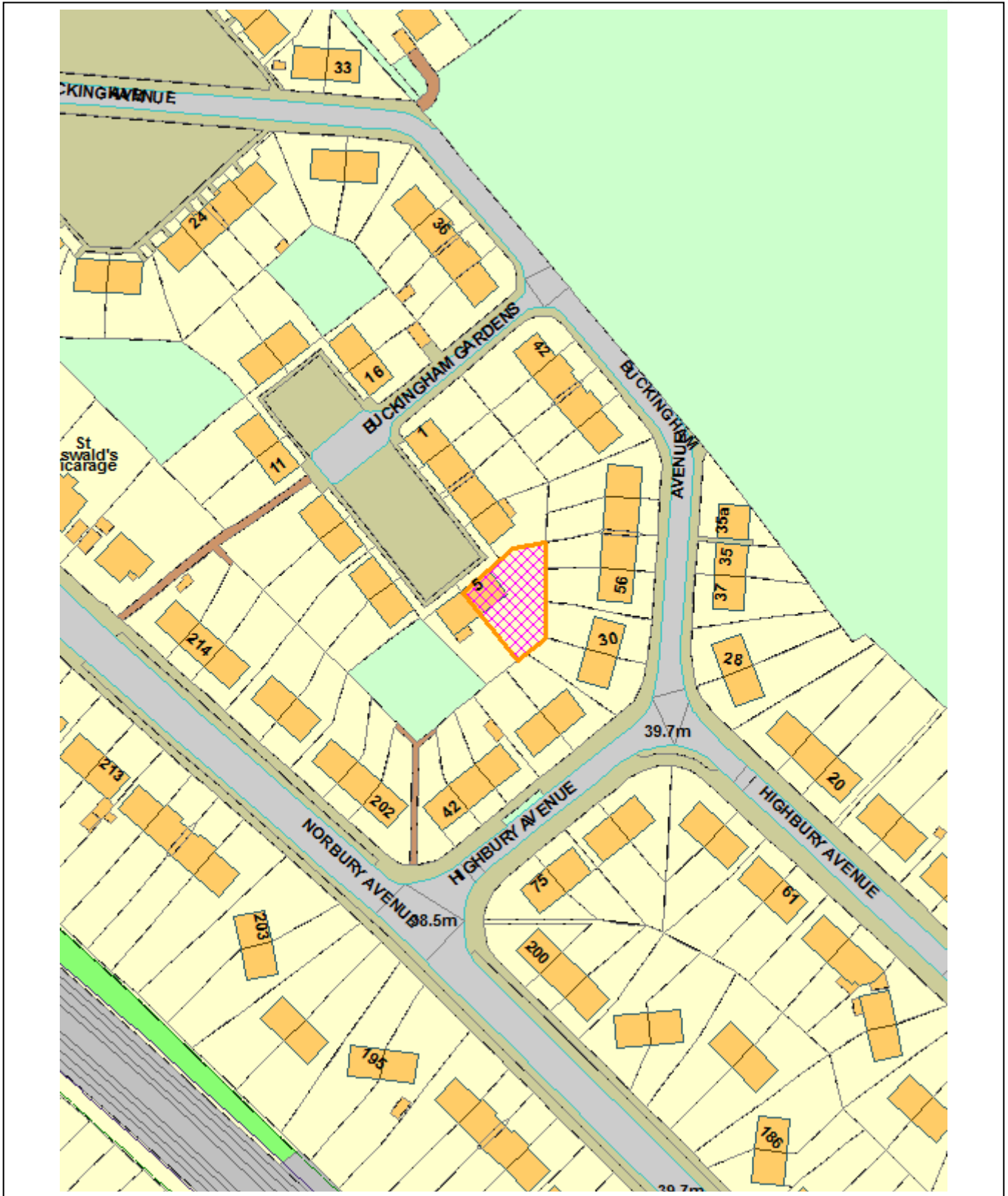
Trees and Ecology

- 8.17 There are no Tree Preservation Orders on the site nor are there any trees in close proximity to the site. The site offers a low opportunity for protected species habitation and, given the density of the area and the availability of land within the site, no meaningful landscaping could be provided however this would be acceptable in this case. As a result, it is considered that the development would not result in undue harm to important trees or local ecology.

Conclusion

- 8.18 The proposal would result in the redevelopment of the site which would provide two additional 1-bed flats within the Borough. The overall massing of the development would be acceptable and would not be significantly harmful or out of keeping with the character of the area nor would it have a significant impact on the amenities of adjoining occupiers. Energy systems and sustainable drainage are all acceptable in principle and can be secured by condition. It is therefore recommended that permission is granted.
- 8.19 All other relevant policies and considerations, including equalities, have been taken into account.

This page is intentionally left blank



This page is intentionally left blank

1 SUMMARY OF APPLICATION DETAILS

Ref: 19/00529/FUL
 Location: 5 Buckingham Gardens, Thornton Heath CR7 8AT
 Ward: Norbury Park
 Description: Alterations and erection of single/two storey side/rear extensions; Conversion of dwelling to create 1 one bedroom, 1 two bedroom and 1 three bedroom flats with associated bin/cycle stores.
 Drawing Nos: 4662/001 - C, 4662/004 - C, 4662/005 - C, 4662/006 - C, 4662/007 - C, 4662/008 - C, 4662/011 - D, 4662/012 - C, 4662/013 - D, 4662/014 - D, 4662/015 - D, 4662/019 - D, 4662/020 - C, 4662/021, 4662/050 - D

Applicant/Agent: Mr F Aziz
 Case Officer: Sera Elobisi

	1 bed	2 bed	3 bed	4 bed
Houses	0	0	0	0
Flats	1 (2 persons)	1 (3 persons)	1 (4 persons)	0
Totals	1 (58 sq.m)	1 (61 sq.m)	1(88 sq.m)	0

Type of floorspace	Amount proposed	Amount retained	Amount lost
Residential	59 sqm	151 sq.m	0 sq.m
Number of car parking spaces		Number of cycle parking spaces	
0		6	

1.1 This application is being reported to Planning Committee because the number of objections above the threshold highlighted by the Committee Consideration Criteria have been received.

2 RECOMMENDATION

- 2.1 That the Planning Committee resolve to GRANT planning permission.
- 2.2 That the Director of Planning and Strategic Transport has delegated authority to issue the planning permission and impose conditions [and informatives] to secure the following matters:

Conditions

- 1) Built in accordance with approved plans
- 2) No windows other than as specified in north-eastern elevation and retained as specified
- 3) Details of cycle storage facilities to be submitted for prior approval

- 4) Refuse details to be provided as specified in the application
- 5) All new external work and work of making good carried out in materials to match the existing
- 6) Development permitted to be carried out in accordance with the submitted Flood Risk Assessment Report
- 7) Commence within 3 Years

Any other planning condition(s) considered necessary by the Director of Planning and Strategic Transport, and

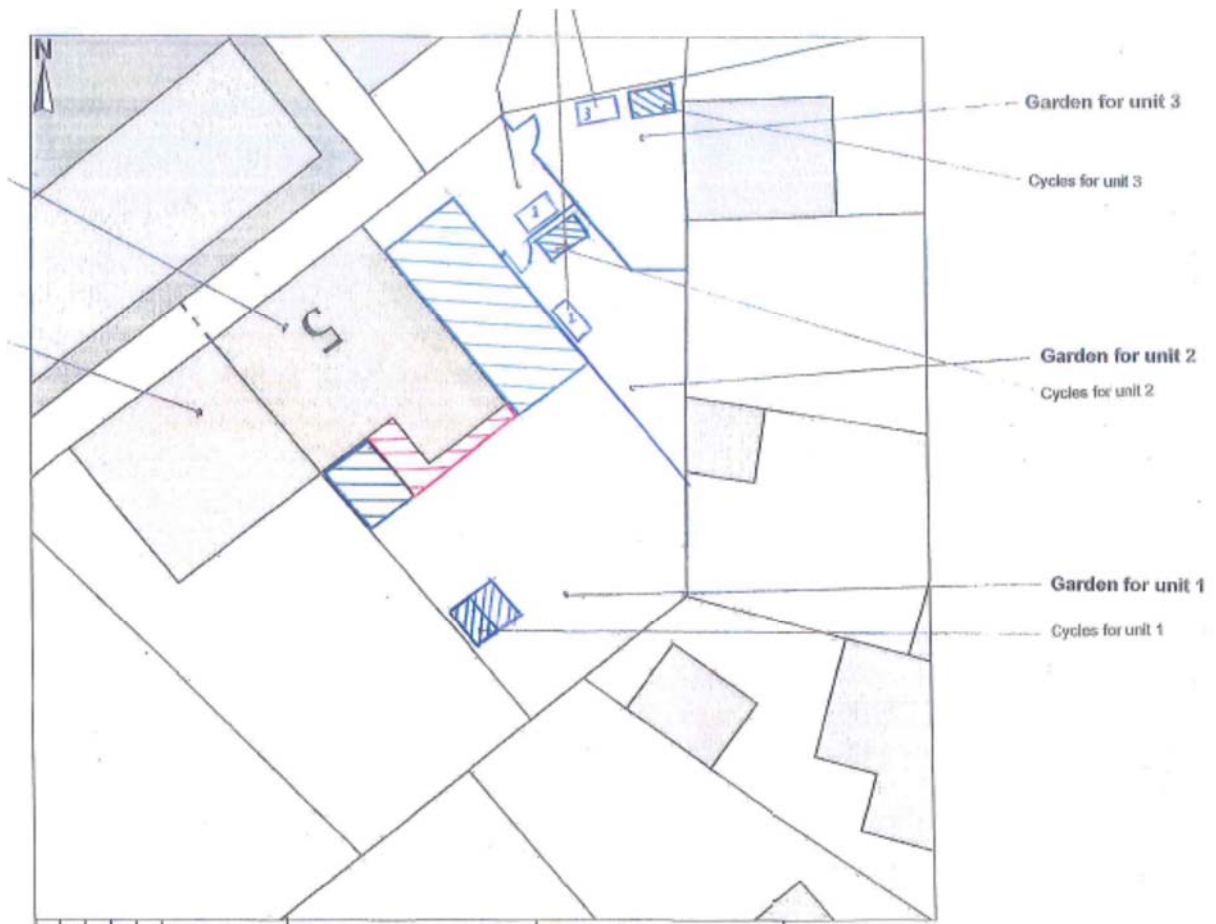
Informative

- 1) CIL
 - 2) 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 PROPOSAL AND LOCATION DETAILS

Proposal

- 3.1 Permission is sought for conversion of the existing dwelling into three separate self-contained units. The conversion would comprise a three bedroom flat contained on the ground floor, a two bedroom on the second floor and a one bedroom flat partly occupying the first floor and the roofspace.
- 3.2 The proposal also includes a two storey side extension which would be setback at first floor level, would project 1.4 metres and 1.2 metres beyond the original rear wall of the dwelling. On the ground floor, the extension would project 2.9 metres deep beyond the rear wall and in line with the rear wall of the two storey rear extension constructed under permitted development rights (18/05481/LP). An infill single storey rear extension is also proposed in the south-western boundary and would have a depth of 2.9 metres.



- 3.3 Bicycle spaces and refuse storage facilities would be accommodated within each of the private gardens, all contained within secured/covered units.
- 3.4 The proposal has been amended during the course of the application to provide the larger 3 bedroom flat on the ground floor and with direct access to private garden at the rear. Further amendments have included floor layouts and an updated parking survey addressing parking concerns as a result of the proposal.

Site and Surroundings

- 3.5 The site is a semi-detached building located on the south-eastern side of Buckingham Gardens. The building has recently been extended at the rear and roofspace under permitted development (Ref. 18/05481/LP). Buckingham Gardens is a cul-de-sac formed of 16 dwellings. A designated car parking area is provided in the forecourt area for up to 16 vehicles including disabled parking bays. The area is wholly residential, comprising of semi-detached and terrace dwellings.

- 3.6 There are no protected trees identified on the site or in the immediate surroundings. The site is located within an area of low surface water drainage flood risk (1:1000yrs).

Planning History

- 3.7 The following planning decisions are the most relevant to the application:-
- In 2018, a certificate of lawful development was granted for the erection of single/two storey rear extension and a single storey side extension; a hip to hip to gable end roof extension, the erection of a dormer extension in rear roofslope and installation of rooflights in the front roofslope. (Ref. 18/05481/LP). This permission has been implemented.

4 SUMMARY OF KEY REASONS FOR RECOMMENDATION

- 4.1 The proposed would much needed family housing increasing the Council housing stock.
- 4.2 The proposed extensions would preserve the character of the area and would not harmfully affect the appearance of the immediate surroundings.
- 4.3 The proposal would not have a detrimental effect on the residential amenities of the adjoining occupiers and would provide an acceptable living environment for the future occupiers.
- 4.4 The development would encourage use of sustainable modes of transport and would have an acceptable impact on the highways network.
- 4.5 The development would incorporate sustainability requirements and incorporate sustainability techniques as part of the overall drainage strategy.

5 CONSULTATION RESPONSE

- 5.1 The views of the Planning Service are expressed in the MATERIAL PLANNING CONSIDERATIONS section below.

6 LOCAL REPRESENTATION

- 6.1 The application has been publicised by way of neighbour consultation letters. The number of representations received from neighbours, local groups etc. in response to initial consultation notification and publicity of the application were as follows:

No of individual responses: 12 Objecting: 12 Supporting: 0

- 6.2 The following issues were raised in representations. Those that are material to the determination of the application, are addressed in substance in the MATERIAL PLANNING CONSIDERATIONS section of this report:

Summary of objections	Response
<i>Principle of development</i>	
Overdevelopment	The principle of residential development on this site is considered to be acceptable and would add to the Council's housing stock; Refer to paragraphs 8.2 to 8.7 of this report.
<i>Amenity, privacy, outlook, light</i>	
Loss of privacy, outlook and overlooking of properties in Highbury Avenue, intrusive to neighbouring property; Loss of light	The proposed extension is considered to be acceptable with regard to impact on surrounding neighbouring amenity in terms of outlook, light intrusion and privacy; Refer to paragraph 8.10 - 8.15 of this report.
<i>Noise</i>	
Noise from future occupiers as a result of the proposed conversion	Officers consider that the conversion would not lead to an unacceptable level of noise and disturbance given the existing residential setting; Refer to paragraph 8.10- 8.15 of this report
<i>Parking/security</i>	
Existing parking challenges would be worsened by the proposal to create two additional dwellings. Security concerns over walking through the alleyway as residents would not be able to park on site.	In view of the sites location, it is not considered that the development would impact on safety on security. Officers consider the parking arrangements would be appropriate to the development being proposed; Refer to paragraphs 8.17 to 8.23 of this report.
<i>No neighbour notification</i>	
Development already started prior to neighbour notification.	The roof and rear extension as was observed on an Officer's site visit was constructed following grant of a lawful development certificate. There is no statutory requirement for consultation on this type of application.

7 RELEVANT PLANNING POLICIES AND GUIDANCE

- 7.1 In determining any planning application, the Council is required to have regard to the provisions of its Development Plan so far as is material to the application and to any other material considerations and the determination shall be made in accordance with the plan unless material considerations indicate otherwise. The Council's adopted Development Plan consists of the Consolidated London Plan 2015, the Croydon Local Plan (2018)
- 7.2 Government Guidance is contained in the National Planning Policy Framework (NPPF) February 2019. 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:

- Delivering a sufficient supply of homes (Chap 5)
- Promoting sustainable transport (Chap 9)
- Achieving well designed places (Chap 12)
- Meeting the challenge of climate change, flooding and coastal change (Chap14).

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

Consolidated London Plan 2015 (LP)

- 3.3 Increasing housing supply
- 3.5 Quality and design of housing developments
- 3.8 Housing choice
- 5.17 Waste capacity
- 6.3 Assessing effects of development on transport capacity
- 6.9 Cycling
- 7.4 Local character
- 7.6 Architecture

Croydon Local Plan: Strategic Policies 2018:

- SP2 Homes
- SP4 Urban design and local character
- SP8 Transport and communication

Croydon Local Plan Policies 2018:

- DM1 Homes
- DM10 Design and character
- DM13 Refuse and recycling
- DM25 Sustainable drainage systems
- DM30 Car and cycle parking in new development

Supplementary Planning Guidance as follows

- London Housing SPG March 2016
- Suburban Design Guide SPD Adopted April 2019
- The Nationally Described Space Standards (October 2015)

8 MATERIAL PLANNING CONSIDERATIONS

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

1. Principle of development
2. Townscape and visual impact and consideration of density
3. Residential amenity/Daylight & Sunlight for neighbours
4. Housing Quality for future occupiers
5. Parking

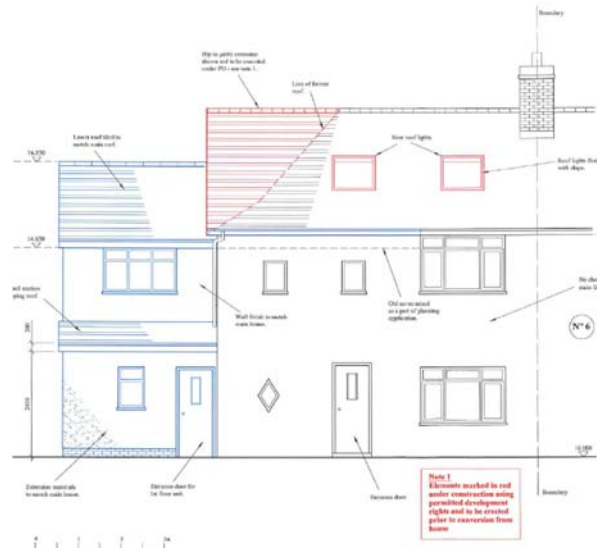
- 6. Flooding
- 7. Waste

Principle of Development

- 8.2 In considering this proposal, the local planning authority has had regard to delivering a wide choice of homes and the presumption in favour of sustainable development.
- 8.3 Both the London Plan and the NPPF place significant weight on housing delivery and focus on the roles that intensification and small sites in particular can play in helping to resolve the current housing crisis. The Croydon Local Plan 2018 further identifies that a third of housing should come from windfall sites and through various forms of suburban intensification.
- 8.4 The London Plan defines family housing as 'generally having three or more bedrooms'. London Plan Policy 3.14 supports the retention of residential units originally designed with three or more bedrooms. The objectives of the Croydon housing policies stipulates that existing three bed residential units should be retained and any conversions should ensure that there is no net loss of three bed homes.
- 8.5 Policy DM1.2 of the CLP2 states that the Council will permit the redevelopment of the residential units where it does not result in the net loss of 3 bedroom homes (as originally built) or the loss of homes smaller than 130m².
- 8.6 The house as originally built is 3 bedroom house and provision is made to retain a three bedroom unit suitable for small families. The proposal would provide a combination of 1, 2 and 3 bedroom units which would assist the local planning authority in meeting its target of 30% of homes being suitably sized to accommodate small families. The provision of new residential accommodation within this setting would add to the Council's housing stock.
- 8.7 The proposal would have regard to the surrounding residential. Neighbours have raised concern over overdevelopment. Given the number of units being proposed it is considered that the development is of an appropriate scale in line with NPPF requirements. There is no objection in principle to the development.

Townscape and Visual Impact

- 8.8 The two storey rear extension and roof extensions were approved under permitted development rights and are nearing completion on site. The proposed two storey side extension would be setback from the existing front elevation and set down from the existing ridge line, to ensure a subordinate addition to the building. The single storey infill extension at the rear would accord with the aims of the Council's adopted SPD – Suburban Design Guide. The proposal would be in keeping and sympathetic with the surrounding context. The proposed development is therefore supported in terms of design, form and massing.
- 8.9 The proposed materials and external finish would be in materials to match the existing building.



Residential Amenity

- 8.10 The Council will not support development proposals which would have adverse effects on the amenities of adjoining or nearby properties, or have an unacceptable impact on the surrounding area. This can include a loss of privacy, a loss of natural light, a loss of outlook or the creation of a sense of enclosure.
- 8.11 The Council's newly adopted Supplementary Planning Document - Suburban Design Guide requires two storey rear extensions to be positioned so that they do not result in unreasonable loss of daylight to habitable rooms in neighbouring properties or result in an unreasonable level of overlooking.
- 8.12 The development as proposed would not adversely affect the living conditions of the adjoining and neighbouring occupiers in terms of loss of light, outlook or overlooking. The rear projection on the ground floor would be 3.0 metres from the rear elevation of the adjoining dwelling and would accord with the Council's SPD. At first floor level, the extension would be set in 2.1 metres from the side boundary line of the adjoining semi and on the north eastern elevation, there would not be unacceptable levels of overbearing or visual intrusion to the neighbouring dwelling at No. 4 Buckingham Gardens.
- 8.13 The windows proposed in the side elevation would be obscure glaze and would not result in overlooking into neighbouring dwellings. The rear windows are not considered to exacerbate overlooking than what currently exists.
- 8.14 It is note-worthy that the two storey rear extension and dormer extension, hip to gable end roof extension were constructed under permitted development.
- 8.15 In view of the residential setting it is not considered that the proposal would result in undue loss of amenity in terms of light, outlook or noise disturbance in line with policy.

Housing Quality/Daylight and sunlight for future occupiers

8.16 All 3 flats would accord with the National Technical Housing Standards in terms of floor space requirements and would receive good levels of daylight outlook and ventilation. The applicant has demonstrated through section drawings that sufficient head height would be afforded to the one-bedroom accommodation and this includes the recently constructed dormer within the roof space. Each of the flats would have their own private garden space in excess of minimum amenity guidelines for dwellings.

Traffic and highway impact

8.17 The site is located in an area with PTAL level of 1a (on a scale of 1 to 6b), which is considered to be a poor level of public transport accessibility. There is however a range of bus and rail services (including Norbury Rail Station) which can be reached within acceptable walking distances.

8.18 No additional off-street parking has been provided as part of the application and given the site's constraints, cannot be provided. Residents have raised concerns over parking arrangements. The site is on a cul-de-sac with allocated parking bays per dwelling and as was observed on an Officer's site visit, the parked cars surpass the amount of parking bays which has resulted in double parking in the parking area as well as parking on the nearby roads.

8.19 Nevertheless, the applicant has provided a parking stress survey report using the Lambeth Methodology, dated 28/05/2019 (Version V02) which addresses the parking concerns. The survey was conducted over a 2 day period and examined nearby roads within 200 metres walking distance of the application site to establish the existing levels of parking stress. An overall usage of less than 85% is considered an indicative level at which parking stress becomes a cause for concern and at which point, residents will begin to have difficulty parking close to their homes. Anything over 95% represents a situation where full capacity has effectively been reached.

8.20 The survey as submitted concluded that less than 100 spaces (94 spaces at 61.84%– Day 1 and 95 spaces at 62.50% – Day 2) against the existing 152 parking spaces were in use on these days and during the hours it was expected for residents to be at home.

8.21 The Council's Transportation Team is satisfied with the survey report submitted and have raised no objection to the application in terms of parking.

8.22 Cycle storage is provided at a rate of two spaces per dwelling (6) which would be acceptable. Details of the cycle storage would be secured by condition.

8.23 The proposal is considered to be in accordance with London Plan policies and Croydon Local Plan policies in respect to traffic and highway impacts.

Trees

8.24 No trees would be affected by the development proposal.

Flooding

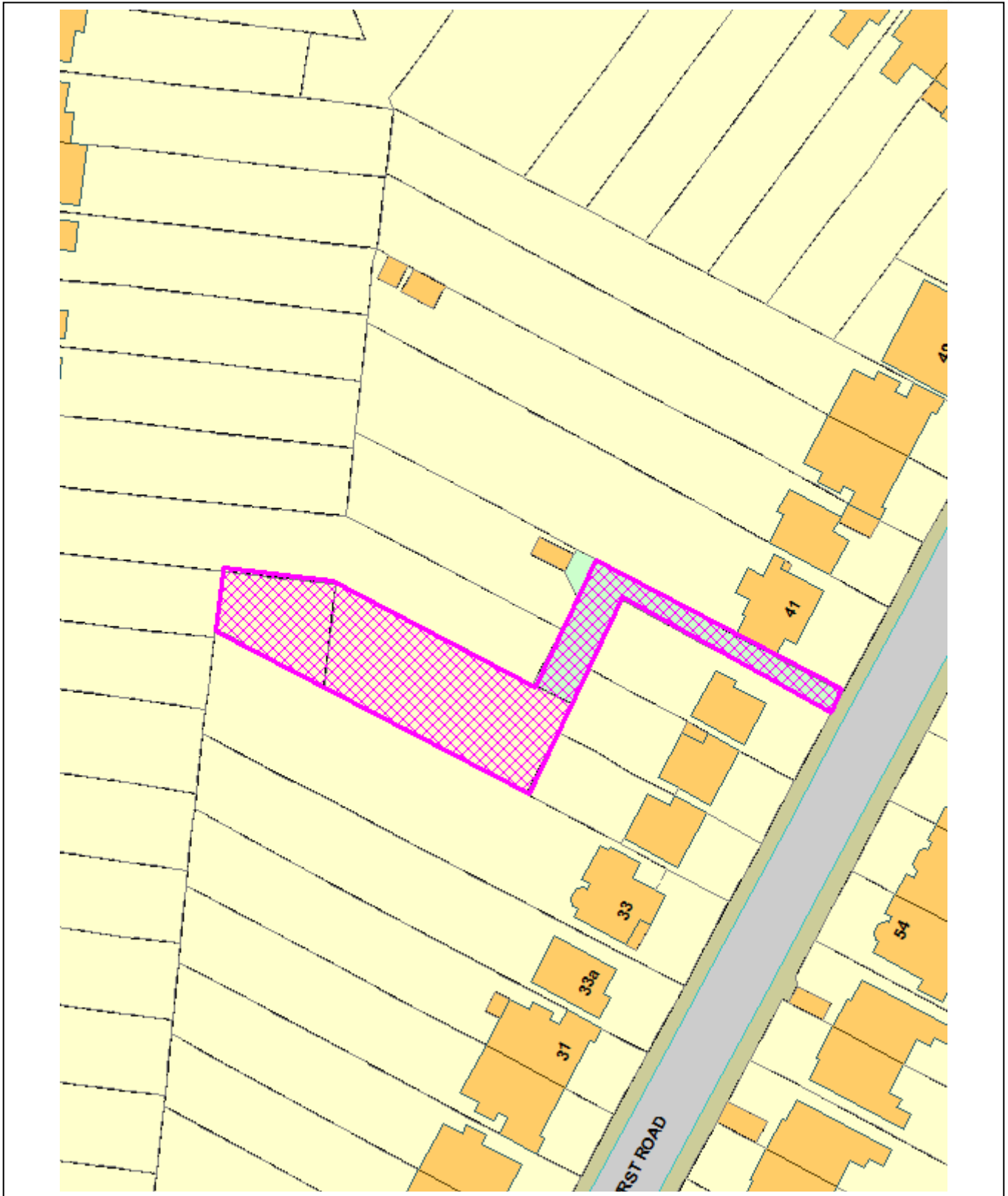
8.25 The site is located in a potential area for surface water flooding. The applicants have submitted a flood risk statement which identifies the site to be in Flood Zone 1. The proposal would include SUDS measures through introducing permeable surfacing wherever possible. The inclusion of water soak-away with all public and private paving areas to be permeable would help reduce surface water run-off rates to an acceptable level.

Refuse

8.26 The proposed plans show the location for refuse storage facilities to be sited in the private gardens of the dwellings and would be within an acceptable distance for collection. Details of the refuse storage, design and capacity would be secured by condition to ensure suitable facilities are provided in line with policy.

Conclusions

8.27 The recommendation is to grant planning permission. All other relevant policies and considerations, including equalities, have been taken into account.



This page is intentionally left blank

1.0 APPLICATION DETAILS

Ref: 19/01265/FUL
Location: Land R/O - 62 Mayfield Road, South Croydon, CR2 0DS
Ward: Sanderstead
Description: Demolition of existing garage and erection of two storey, four bedroom detached house with associated access between 39 - 41 Heathhurst Road, South Croydon, CR2 0BB (amended description)
Drawing Nos: 07 Rev A, 08 Rev A, 09 Rev A, 15 Rev C, 16 Rev A, 17 Rev A, 18,
Agent: Mr Brian Gatenby
Applicant: Mr Yousef Jabaroti
Case Officer: Tim Edwards

- 1.1 This application is being reported to sub-committee at the request of Cllr Lynne Hale and because representation in excess of the Committee Consideration Criteria have been received.

2.0 RECOMMENDATION

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

Conditions

- 1) The development shall be carried out wholly in accordance with the approved plans
- 2) External facing materials to be submitted and approved
- 3) Hard and soft landscaping including details of replacement trees to be submitted
- 4) Prior to the occupation of the development details of (1) Security lighting shall be provided (2) Bird and bat boxes
- 5) Refuse store(s) detailed to be submitted and approved
- 6) Cycle stores to be provided as specified within the application
- 7) In accordance with the submitted arboricultural report and tree protection plan
- 8) Removal of permitted development rights
- 9) Water usage and carbon dioxide reduction
- 10) If during development, contamination is found, no further works until a remediation strategy has been submitted and approved
- 11) Foul water/surface water details to be submitted and approved
- 12) No infiltration of surface water drainage without approval of Local Planning Authority
- 13) Submission and approval of Construction Logistics Plan

- 14) Commence within 3 years of the date of the permission
- 15) Any other planning condition(s) considered necessary by the Director of Planning & Strategic Transport

Informatives

- 1) Community Infrastructure Levy – Granted
- 2) Code of Practice on the Control of Noise and Pollution from Construction Sites
- 3) Wildlife protection
- 4) Any other informative(s) considered necessary by the Director of Planning & Strategic Transport

3.0 PROPOSAL AND LOCATION DETAILS

Proposal

3.1 The applicant seeks full planning permission for the:

- Demolition of the existing garage.
- Erection of a four bedroom detached dwelling at ground and lower ground floor levels
- Use of the existing associated access from Heathurst Road
- Provision of associated parking, landscaping, cycle and refuse stores.

Site and Surroundings

- 3.2 The application site lies on the western side of Heathurst Road sited to the rear of 37 to 39 Heathurst Road. The site comprises of an undeveloped piece of land historically used as a tennis club (1910). Prior to this time the site formed part of Sanderstead Plantation with Heathurst Road marked out in 1890.
- 3.3 There is some conflicting history as to the sites later designation. From looking at the historical maps and planning indicates the site was vacant in 1940. The next planning records date to 1953 for the erection of three detached dwellings now known as 35-39 Heathurst Road. From the approved plans in 1953 the rear gardens do not appear to be included within the area which is now subject to this application. The precise use class of the land is therefore unknown however two detached outbuildings stood on this site until recently.
- 3.4 The surrounding area is residential in character and comprises of both detached and semi-detached properties with the majority dating back to the turn of the 20th Century with some later inter-war houses.
- 3.5 The application site is at risk of surface water and critical drainage flooding as identified by the Croydon Flood Maps. The site is not subject to a Tree Preservation Order.

Planning History

3.6 There is no planning history associated with the site directly, however the following applications are relevant to the proposal, being located on the site adjacent:

- 19/01437/DISC - Discharge of Conditions 2 (security lighting, bird and bat boxes), 3 (CLP/MS) and 6 (landscaping) attached to PP 18/05015/CONR for the demolition of existing garages and erection of a four bedroom detached house with associated access (Variation of Condition 1 attached to PP 18/01641/FUL): **Conditions Fully Discharged.**
- 18/05015/CONR - Demolition of existing garages and erection of a four bedroom detached house with associated access (Variation of Condition 1 attached to PP 18/01641/FUL): **Permission Granted.**
- 18/01641/FUL - Demolition of existing garages and erection of a four bedroom detached house with associated access: **Permission Granted.**
- 15/03163/P: Demolition of existing garages; erection of two/three storey four bedroom detached houses; formation of associated access way, hard standings, external works and landscaping. Planning permission was refused on the following grounds:
 - 1) The development would result in an inappropriate form of back land development which would harm the character of the locality.
 - 2) The development would be out of keeping with the character of the locality, detrimental to the visual amenity of the townscape by reason of its cramped layout, unsatisfactory relationship with adjoining occupiers, its scale, design and prominent siting.
 - 3) The design and layout of the access road and parking areas would not be safe, secure, efficient and well designed.

3.7 An appeal was lodged against this refusal and was later dismissed on the 10th May 2016 on the following ground:

- 1) The development would have an adverse effect on the character and appearance of the area.

4.0 SUMMARY OF KEY REASONS FOR RECOMMENDATION

- a. The residential nature of the development can be supported in principle
- b. The development would have limited impact upon the character and appearance of the surrounding area.
- c. The development would have an acceptable relationship with neighbouring residential properties.
- d. The standard of accommodation for future occupiers is acceptable
- e. Access, parking and turning arrangements are acceptable.
- f. Flood risks can be appropriately addressed through the use of conditions
- g. The development would not harm any ecological interests.

5.0 CONSULTATION RESPONSE

5.1 The views of the Planning Service are expressed in the MATERIAL PLANNING CONSIDERATIONS section below.

6.0 LOCAL REPRESENTATION

6.1 The application has been publicised by way of letters sent to neighbouring occupiers of the application site. The number of representations received from neighbours, local groups etc. in response to notification and publicity of the application were as follows:

No of individual responses: 49 Objecting: 40 Supporting: 9

6.2 The following issues were raised in representations. Those that are material to the determination of the application, are addressed in substance in the MATERIAL PLANNING CONSIDERATIONS section of this report:

Objection	Officer comment
<i>Principle of development</i>	
Out of keeping development.	This is addressed in section 3.2 to 3.3 and 8.2 to 8.4 of this report
<i>Design and appearance</i>	
Out of keeping with the surrounding area –overbearing scale, mass, depth, height and appearance and density. Fails to achieve high quality design	This is addressed in section 8.5 to 8.7 of this report.
<i>Impact on amenities of neighbouring properties</i>	
Adverse impact on neighbouring properties – loss of privacy, overbearing, visually dominant, outlook, light and noise.	This is addressed in section 8.19 to 8.22 of this report.
<i>Trees and ecology</i>	
Loss of trees	This is addressed in sections 8.23 to 8.24 of this report.
Loss of habitats/impact upon ecology.	This is addressed in section 8.25 of this report.
<i>Highways and parking</i>	
Increased traffic.	This is addressed in section 8.8 to 8.14 of this report.

The vehicular access width is against council guidance.	This is addressed in section 8.8 to 8.14 of this report.
Lack of access for emergency vehicles.	This is addressed in section 8.8 to 8.14 of this report.
<i>Other material considerations</i>	
Concerns of security	This is addressed in section 8.36 of this report.
Detrimental impact caused by proposed refuse collection arrangements.	This is addressed in section 8.36 of this report.
Risk of flooding caused by the development.	
Local transport, schools and health services are already over stretched.	The development will be CIL liable. This is addressed at section 8.40 of this report.
Contrary to previous decision taken by the Local Planning Authority.	No applications have been made relating to this site and therefore there are no inconsistencies in the approach the council has undertaken. It is however important to note that regardless of this point, each application is judged on its own merits, based upon the relevant planning considerations and policies/guidance.
Contamination within existing garage.	This is addressed in section 8.29 to 8.30 of this report.
The proposed inspector's decision in relation to the adjoining site should be given very little, if any weight as it was related to the council's previous guidance.	The previous appeal decision is relevant to the proposal on highways/access terms. Whilst the policies have amended, the details set out by the inspector remain a material planning consideration. This is addressed in section 8.10 to 8.14 of this report.
<i>Procedural or non-material comments</i>	
If the council approve this scheme, the residents will consider initiating a Judicial Review.	The council has considered the application accordingly, in line with the relevant processes and procedures.

What research have the council undertaken in regards to ensuring that both developers for this and the adjoining site have access rights over the proposed access?	The applicant has submitted the relevant application form, having provided notice to the adjoining land owner in line with statutory procedures for planning applications. Regardless of this any queries over the rights of access are a civil matter and not a planning consideration
The proposal will only benefit those who financially gain.	This is not a planning consideration.

6.3 Councillor Lynne Hale has objected to the scheme, making the following representations:

- Out of character: It would be uncharacteristic of the verdant back garden environment found between Heathhurst Road and Mayfield Road and fails to respect the surrounding area's character and appearance.
- The density and massing of the proposed development would be completely out of character in this back garden site
- The layout of the proposal is overly cramped and is an overdevelopment of this back garden site taking up a large portion of the site and right up to the boundary edges
- It would be detrimental to the visual amenity of residents living nearby due to its significant detrimental impact on the site's character and appearance
- The single property would make a very modest contribution to the housing supply in the Borough and would fail to offer sustainable development due to the visual harm it would cause
- Access – the proposed access is too narrow for the anticipated use at just 2.85m in width and there are highway safety concerns due to inadequate visibility splays
- Loss of trees: The felling of trees which has taken place on this previously heavily wooded garden site is deeply regrettable and especially so at a time when we are trying to improve air quality. Any further losses would breach Croydon Local Plan Policy DM10.8 which states that the Council will c) seek to retain existing landscape features that contribute to the setting and local character of the area; d) retain existing trees and vegetation including natural habitats. "The need to deliver of thousands of new homes does not outweigh the need to respect the local character and amenity and to protect biodiversity" Croydon Local Plan
- The submitted plans fail to show any such re-planting or screening to protect residential amenity
- Inadequate refuse arrangements – in is unacceptable to have the waste bins left on the pavement in Heathhurst Road on collection days
- Loss of natural habitat for wildlife including birds and stag beetles

6.4 Nine representations supporting the proposal has also been submitted stating:

- Homes are needed.

7.0 RELEVANT PLANNING POLICIES AND GUIDANCE

- 7.1 In determining any planning application, the Council is required to have regard to the provisions of its Development Plan so far as is material to the application and to any other material considerations and the determination shall be made in accordance with the plan unless material considerations indicate otherwise. The Council's adopted Development Plan consists of the Consolidated London Plan 2015, the Croydon Local Plan 2018 (CLP) and the South London Waste Plan 2012.
- 7.2 Government Guidance is contained in the National Planning Policy Framework (NPPF), issued in February 2019. The NPPF sets out a presumption in favour of sustainable development, requiring that development which accords with an up-to-date local plan should be approved without delay. The NPPF identifies a number of key issues for the delivery of sustainable development, those most relevant to this case are:
- Requiring good design.
 - Permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions
- 1.3 The main policy considerations raised by the application that the Committee are required to consider are:

Consolidated London Plan 2015 (LP):

- 3.3 Increasing housing supply
- 3.4 Optimising housing potential
- 3.5 Quality and design of housing developments
- 3.8 Housing choice
- 3.9 Mixed and balanced communities
- 3.11 Affordable housing targets
- 3.12 Negotiating affordable housing on individual private residential and mixed use schemes
- 3.13 Affordable housing thresholds
- 5.2 Minimising carbon dioxide emissions
- 5.3 Sustainable design and construction
- 5.13 Sustainable drainage
- 6.9 Cycling
- 6.11 Smoothing traffic flow and tackling congestion
- 6.13 Parking
- 7.2 Designing out crime
- 7.4 Local Character
- 7.6 Architecture
- 7.14 Improving air quality
- 7.19 Biodiversity and access to nature
- 7.21 Trees and woodland

Croydon Local Plan 2018 (CLP 2018):

- SP2 Homes
- SP4 Urban design and local character
- SP6 Environment and climate change
- SP8 Transport and communications
- DM1 Housing choice for sustainable communities
- DM10 Design and character
- DM13 Refuse and recycling
- DM16 Promoting healthy communities
- DM19 Promoting and protecting healthy communities
- DM23 Development and construction
- DM24 Land contamination
- DM25 Sustainable drainage systems and reducing flood risk
- DM27 Biodiversity
- DM28 Trees
- DM29 Promoting sustainable travel and reducing congestion
- DM30 Car and cycle parking in new development
- Applicable place-specific policies

7.4 The relevant Supplementary Planning Guidance is as follows:

- London Housing SPG (March 2016)
- London Mayoral Affordable Housing SPG: Homes for Londoners (August 2017)
- The Nationally Described Space Standards (October 2015)
- Suburban Design Guidance (SDG) (SPD) (2019)

8.0 MATERIAL PLANNING CONSIDERATIONS

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

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

Principle of development and the established need.

8.2 The site is currently vacant, barring the existing garage on-site (which is proposed to be demolished). The removal of the existing garage and erection of a new four bedroom home would result in an additional family home located within a residential area. The principle of the development can therefore be supported subject to the other material planning considerations set out below.

- 8.3 The site is in a suburban setting with a PTAL rating of 2 and as such the London Plan indicates that the density levels could range from 150 - 250 habitable rooms per hectare (hr/ha). The proposed density of this development would be significantly below this range with the proposed development totalling 180hr/ha. Regardless, the London Plan states that it is not appropriate to apply these ranges mechanistically, as the density ranges are broad, to enable account to be taken of other factors relevant to optimising potential – such as local context and design.
- 8.4 Objectors have raised that if the proposed development were to be approved, it would go against the council’s decision to refuse planning permission in 2015 under ref. 15/03163/P. Firstly, it should be noted that this proposal refers to a different parcel of land (bar the shared access way) and therefore whilst this refusal is relevant it is the councils duty to consider this proposal on its own merits. Whilst the council did refuse ref. 15/03163/P (on the basis that it would result in an inappropriate form of back land development which would harm the character of the locality), the proposed dwellings were solely within the area highlighted in green (shown within figure 1) unlike this proposal which cumulatively across the two sites combined would create two individual units. It should also be noted that the Croydon Local Plan 2018 (CLP 2018) and Suburban Design Guide in 2019 (SDG 2019) have both been adopted since this decision was made by the Local Planning Authority. Both of these relevant documents support making the most efficient use of land, including back land sites such as this one.



Figure 1: Proposed Site Plan

Townscape and Visual Impact

- 8.5 The proposed dwelling would utilise the land levels apparent throughout the site, creating a single storey element (with lower ground floor lightwells) when viewed from the rear of 37 – 39 Heathhurst Road. Please see figure 2 below which shows the ‘proposed front streetscene elevation’ of the development with adjoining site (ref. 18/01641/FUL) shown for context.

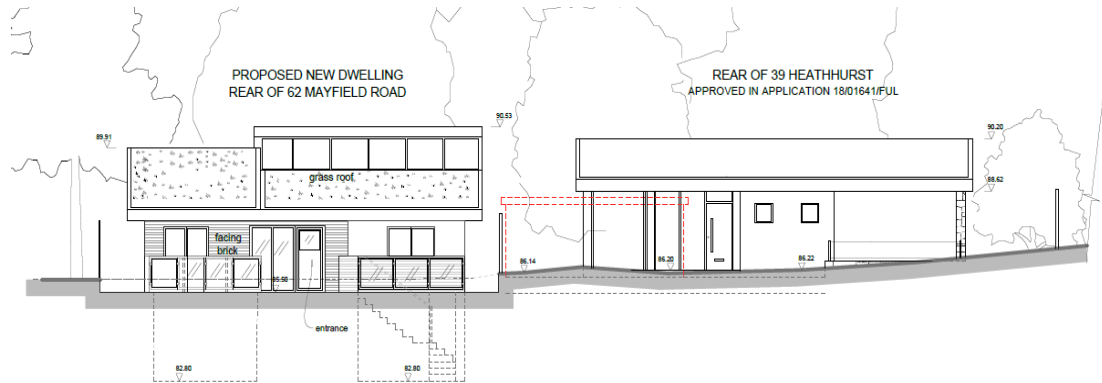


Figure 2: ‘Proposed Front Streetscene Elevation’

- 8.6 The proposal is considered to respond well to the sites backland nature and context whilst taking into account the already approved development on the adjacent plot. Although this is notably different in form and design to the surrounding area, taking into account the proposed use of appropriate materials including brick and sedum roofs, overall the proposal is considered to have an acceptable impact upon the surrounding areas character and appearance.
- 8.7 Objections have raised the proposed use of glass balustrades within the development. Whilst it is noted that with the SDG 2019 sets out that glass balustrades can dominate the appearance of a development, as this proposal is for one dwelling, in a backland setting well separated from the adjoining occupiers, overall its proposed usage is not considered to be unacceptable.

Transportation Considerations

- 8.8 The site has a PTAL rating of 2 which indicates moderate accessibility to public transport however is within a reasonable walking distance of Sanderstead Station and the 403 Bus Route.
- 8.9 A total of 2 formal parking spaces are proposed on site with the ability for more informal parking spaces to be provided solely without impacting upon the shared access route with the adjoining development. The proposed number of formal parking spaces would meet the maximum standards set out by the London Plan and CLP 2018, which states for 4 or more beds, up to 2 car spaces could be provided. Whilst it is acknowledged that the surrounding area and notably Heathhurst Road is congested with parked vehicles, the site is capable of providing sufficient parking and therefore it is unlikely that any overspill would occur.
- 8.10 Representations have raised concerns over the width of the access road in terms of highway safety and fire access, whilst also detailing that the proposed access does not meet the proposed guidelines set out by the SDG 2019. Para.2.29.7 of

the SDG states that “entrances should generally be of a width that meet the criteria set out in figure 2.29e” (please see figure 3 below). However, this para continues to state that “where an existing entrance is narrower, the acceptability of this will ‘be judged on a case by case basis’”. Also of relevance within the SDG, is point 2.29.10 which sets out that “where emergency of service vehicle access is not possible, such as back land sites with narrow driveways, alternative service requirements should be discussed with the relevant authority”.

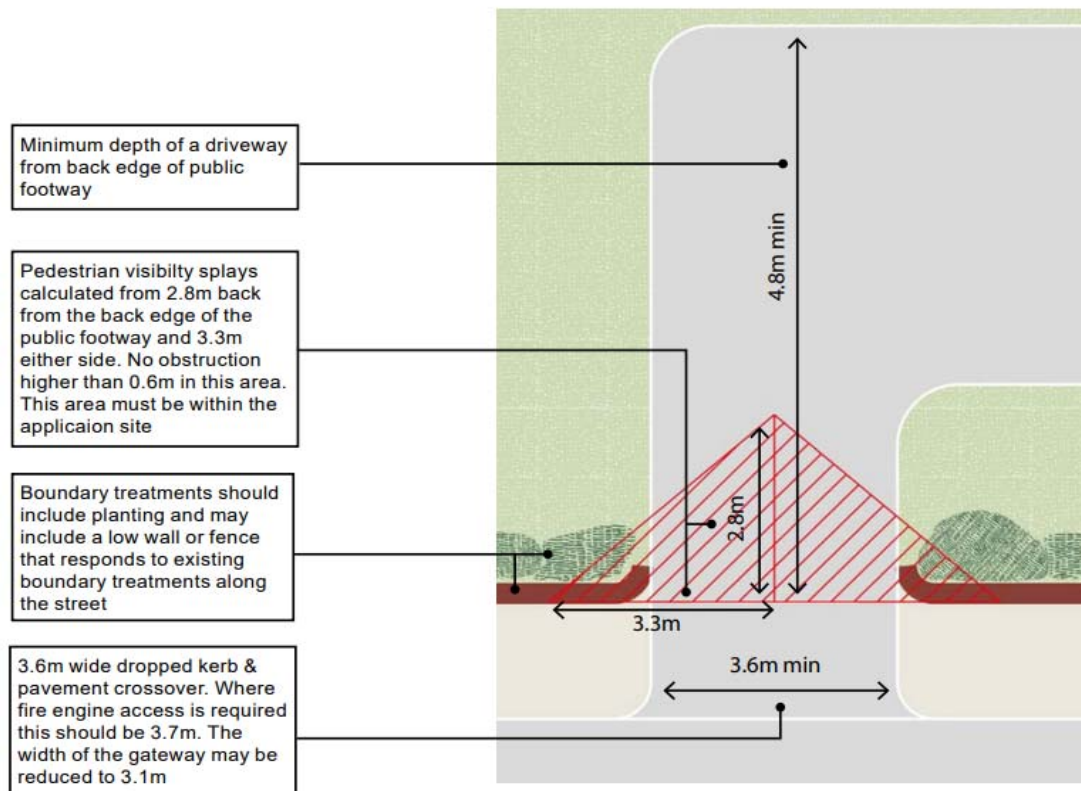


Figure 2.29e: Requirements for driveway design. Figure 3: 'Figure 2.29e from the SDG 2.29e.

8.11 The existing access was also considered by the PINS within the appeal for two houses on the adjoining site. The inspector set out in relation to the existing access usage and gradient that

“The development would utilise an access of around 2.5 metres in width, which has quite a steep gradient. I accept that compared to any historic use of this access the appeal development would be likely to result in its greater use. However, vehicles emerging onto the public highway would, because of the gradient of the access, be travelling at comparatively low speeds”.

8.12 The inspector continued in regards to vehicles meeting/waiting for another to enter/exit the site, stating that

“There would be some likelihood of vehicles having to stand on the public highway should another vehicle be seeking to exit the access at the same time. However, I find given: the likely frequency of such occurrences; the nature of

Heathurst Road as a residential side street; and the speed of the traffic using this street, that any vehicle queuing associated with this development would neither cause undue interruptions to the flow of traffic nor any significant danger to other road users”.

8.13 In relation to highway safety and emergency access, PINS stated that

“In the absence of any stated objection from either the Highway or Fire Authorities and with the interest of the Fire Authority being subject to other legislation, I am not persuaded that the suitability or otherwise of the access for the use by emergency vehicles is something that would be grounds for the dismissal of this appeal.”

8.14 Taking into account the previous appeal decision, within which the inspector stated that *“taking all of the above considerations into account I am not persuaded that any increases in the use of the site access or on-street parking would be prejudicial to highway or pedestrian safety”*; that the SDG will judge the acceptability of existing accesses on a case by case basis, that issues such as emergency access are a consideration for building control and not a material planning consideration; therefore subject to relevant conditions the development is considered to be acceptable on highway grounds.

8.15 Two cycle storage places are proposed to be provided adjacent to the proposed parking spaces and are overall considered acceptable and in accordance with policy.

8.16 The proposed refuse storage will be located within the sites boundary and then brought to a collection point on the relevant days. Representation have questioned that utilising the council landfill bins sizes, the proposed access which is 3 metres adjacent to the public footway, would be reduced to 2.38 metres and would not allow access for vehicles. Whilst this is noted, a vehicle could pass the bins on refuse days without being detrimentally impacted. It is important to note that whilst parking bay spaces require a minimum width of 2.4 metres, this is to allow individuals to enter and exit a vehicle. As this is not a safe or designated spot for stopping, overall this approach is considered satisfactory and will be secured by condition.

8.17 As with the adjoining site, owing to the constraints of the sites location within a residential area, a Construction Management Plan (CMP) will be required via condition. This condition would require a CMP to be submitted and approved prior to the commencement of any works on site.

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

Impact on Neighbouring Residential Amenity

8.19 The proposed development would utilise the existing land levels, being set well below the properties fronting Heathurst Road and above those fronting Mayfield Road, as shown by figure 4. At its closest point, the building would be

approximately 26 metres from the properties fronting Heathhurst Road and approximately 32 metres from those fronting Mayfield Road.

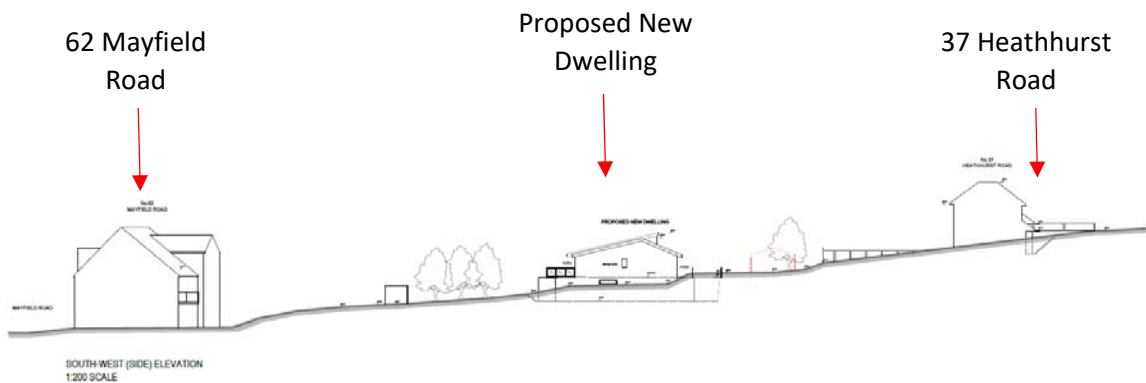


Figure 4: North West Flank Elevation detailing adjoining occupiers

- 8.20 The proposed development is considered to have acceptable separation with the adjoining building approved by ref. 18/01641/FUL and amended by ref. 18/05015/CONR. Additional details are proposed to be secured via condition in relation to the rear balustrading details to ensure that there is no unacceptable overlooking from the proposed rear balcony areas into the adjoining occupiers rear gardens.
- 8.21 Only non-habitable windows are proposed flank elevations. Taking into account the addition of proposed boundary screening and that at ground floor level it is proposed these windows would be conditioned to be obscure glazed/non-opening up to 1.7 metres from the internal floor height, overall there is not considered to be any loss of privacy for the adjoining occupiers.
- 8.22 Given that the proposal is for a residential use in a residential area, overall it is considered that the proposed development would not result in undue noise, light or air pollution from an increased number of occupants on the site.

Trees and Biodiversity

- 8.23 The site currently includes some tree coverage, which is noted to have been reduced prior to a formal application having been submitted. None of the existing or previously removed trees are subject to a tree preservation order and are overall considered to provide, at best moderate amenity value to the wider area.
- 8.24 The proposed protection measures for the trees to be retained is considered acceptable, with the proposed removal of the trees, mostly along the boundary with 33 Heathhurst Road not resisted subject to acceptable replacement trees/hedges to be planted. Further details relating to the new trees are proposed to be secured via condition alongside a detailed landscaping scheme for the proposal and therefore overall the proposal is considered to comply with Policy DM28 of CLP 2018.
- 8.25 A phase 1 habitat survey has been provided with the proposal detailing that the site is of little ecological value. Whilst representations have been made in regards to the loss of protected species and their habitat, the ecology survey has not

identified any detrimental impact in regards to these. The report has however proposed small scale mitigation methods which would encourage biodiversity by way of bird and bat boxes being introduced on site as well as a soft landscaping scheme which includes native species of plants (and can be secured by condition).

The standard of accommodation for future occupiers

- 8.26 The development would provide a good standard of accommodation and would contribute to the Borough's need for new family homes. The dwelling would meet the minimum space standards set out in the "Technical Housing Standards March 2015".
- 8.27 The dwelling would be provided with a substantial garden, which is well above the minimum standards set out and provides acceptable external private amenity for any future occupier.
- 8.28 The proposals is considered to create a good standard of internal and external accommodation for any future occupier of the site.

Flooding and Contamination

- 8.29 The Environment Agency commented on the application setting out that if the proposal were to be recommended for approval, conditions relating to any potential contamination, connection to foul and surface water drainage system should be included on the application. This approach is supported and added accordingly.
- 8.30 Concerns have been raised by adjoining occupiers in regards to the potential for asbestos to be present within the existing garage. As outlined above, a condition is proposed to be added to the proposal should any contamination be found on site. This will require the applicant to submit a remediation strategy to the Local Planning Authority and then have this approved prior to any further works being undertaken. It is also of note that the removal of asbestos is a matter for the Health and Safety Executive and therefore the applicant, is advised to consider this point and ensure compliance with other statutory guidance outside of planning legalisation prior to undertaking any works on-site.

Other matters raised by representations

- 8.31 Representations have raised concerns that local services will be unable to cope with additional residents moving into the area. The development will be liable for a charge under the Community Infrastructure Levy (CIL). This payment will contribute to delivering infrastructure to support the development of the area, such as local schools.

Conclusions

- 8.32 The principle of development is considered acceptable with an appropriate design ethos which responds to the site constraints. The proposed impact upon the highway network and parking provision is considered acceptable and that suitable replacement trees are proposed to be planted alongside ecological

measures. The proposal is therefore overall considered to be in accordance with the relevant policies.

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

This page is intentionally left blank