

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, 12 September 2019** at the rise of Planning Committee but not earlier than **7.45 pm** in **Council Chamber, Town Hall, Katharine Street, Croydon CR0 1NX**

JACQUELINE HARRIS BAKER
Council Solicitor and Monitoring Officer
London Borough of Croydon
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www.croydon.gov.uk/meetings
Wednesday, 4 September 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 - 6)

To approve the minutes of the meeting held on Thursday 29 August 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 7 - 10)

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

5.1 18/00794/FUL STP House, 14 St Andrew's Road, CR0 1AB
(Pages 11 - 26)

Demolition of office building: erection of single/two storey building comprising 2 one bedroom and 1 two bedroom dwellings: provision of associated cycle and refuse stores.

Ward: Fairfield
Recommendation: Grant permission

5.2 19/02561/FUL 35 Old Lodge Lane, Purley, CR8 4DL
(Pages 27 - 40)

Alterations. Erection of a single/two storey side/rear extension including accommodation within roof space. Conversion to form 1x one bedroom, 2x two bedroom and 2x three bedroom flats. Provision of associated parking, landscaping, bicycle, refuse stores.

Ward: Kenley
Recommendation: Grant permission

5.3 19/02725/FUL 55 Crest Road, South Croydon, CR2 7JR
(Pages 41 - 54)

Erection of a single/two storey dwelling at the rear of the existing garden, with associated vehicle access off Croham Valley Road, parking and landscaping.

Ward: Selsdon and Ballards
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."

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Planning Sub-Committee

Meeting of Planning Sub-Committee held on Thursday, 29 August 2019 at 6.04 pm in Council Chamber, Town Hall, Katharine Street, Croydon CR0 1NX

MINUTES

Present: Councillor Paul Scott (Chair);

Councillors Toni Letts, Sherwan Chowdhury, Ian Parker and Badsha Quadir

Apologies: Councillor Muhammad Ali

PART A

A73/19 Minutes of the previous meeting

RESOLVED that the minutes of the meeting held Thursday 15 August 2019 be signed as a correct record.

A74/19 Disclosure of Interest

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

A75/19 Urgent Business (if any)

There was none.

A76/19 Planning applications for decision

A77/19 17/06380/OUT Land Rear of 8A to 12A Reddown Road, Coulsdon, CR5 1AX

Outline application for erection of three storey building forming 5 residential units.

Ward: Coulsdon Town

The officers presented details of the planning application and responded to questions for clarification.

Ms Maureen Levy and Mr Walter Boyle representing East Coulsdon Residents Association, spoke against the application.

Mr Andy Stehrenberger the Applicant's Agent spoke in support of the application.

Councillor Letts proposed a motion to **REFUSE** the application on the grounds of the proposed building being built on a triangular site which is an over development for the quantum of development proposed, harm to travel for the pedestrians and insufficient information for the potential harm. Councillor Parker seconded the motion.

The motion of refusal 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 Land Rear of 8A to 12A Reddown Road, Coulsdon, CR5 1AX.

The meeting ended at 6.30 pm

Signed:

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Date:

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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.

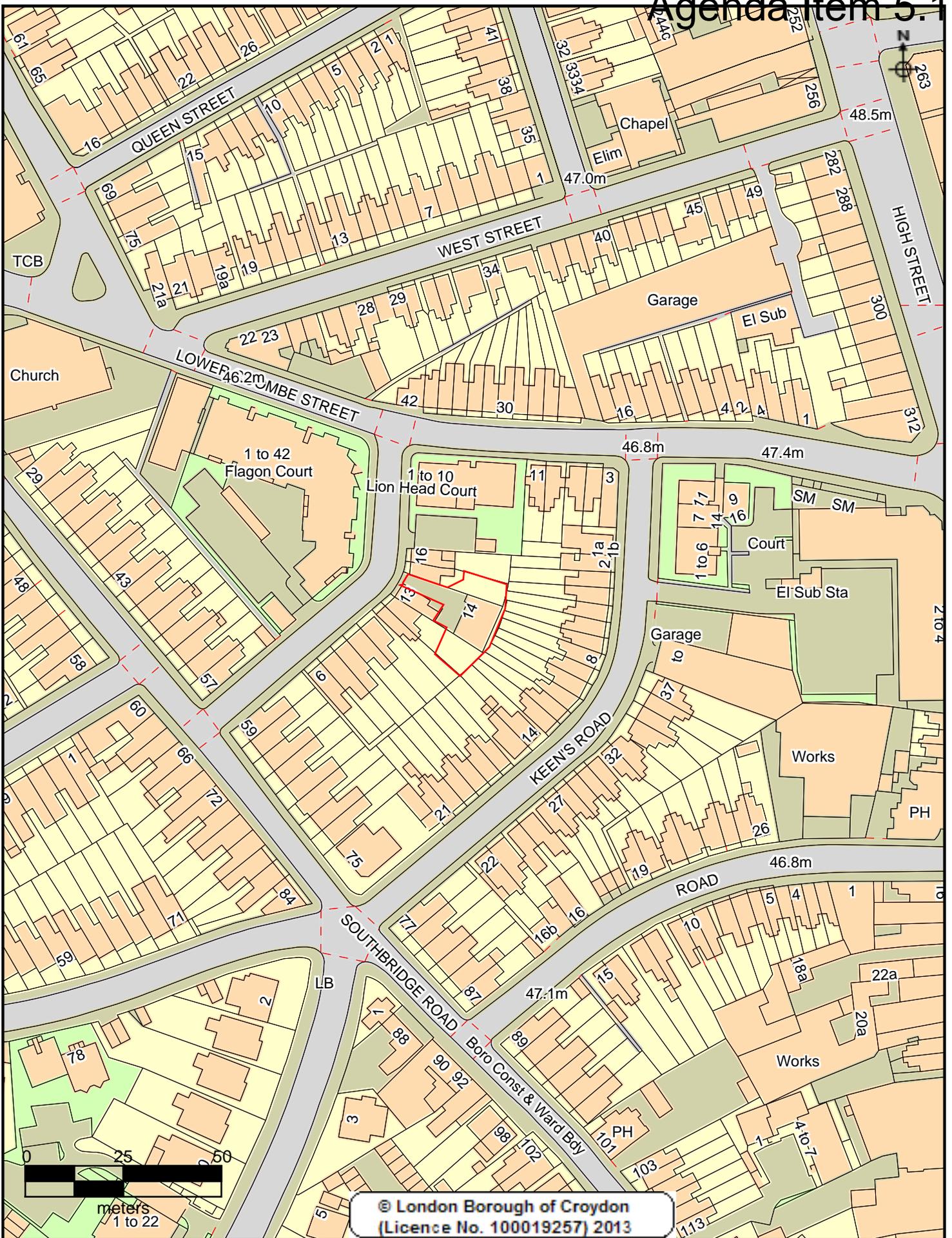
8. BACKGROUND DOCUMENTS

- 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.

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1.0 APPLICATION DETAILS

Ref: 18/00794/FUL
 Location: STP House, 14 St Andrew’s Road, CR0 1AB
 Ward: Fairfield
 Description: Demolition of office building: erection of single/two storey building comprising 2 one bedroom and 1 two bedroom dwellings: provision of associated cycle and refuse stores.

Drawing Nos: 2043/010/A ; 2043/020 ; 2043/030 ; 2043/120/E ; 2043/130/D ; 2043/150/B ; 2043/160/D ; 2043/161/B ; 2043/170.

Applicant: Mr Parsons, Applecross Homes
 Agent: MKA Architects Ltd
 Case Officer: Dean Gibson

	1 bed homes	2 bed homes
Existing	0	0
Proposed flats	2 x 1 bed/2person	1 x 2 bed/4person

All units are proposed for private sale

Number of car parking spaces	Number of cycle parking spaces
0	4

1.1 This application is being reported to Planning Committee because Councillor Helen Pollard (objecting) referred it when she was a ward councillor for Fairfield.

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. Development to be carried out in accordance with the approved drawings except where specified by conditions.
- 2. Details of materials to be submitted.
- 3. Details of landscaping including boundary treatment to be submitted.
- 4. Following details to be submitted for approval : - a) appearance of refuse storage enclosure ; b) appearance of cycle storage enclosure/shelter ; security lighting – siting and manufacturer details ; c) finished floor levels.

5. Windows shown as obscure-glazed on plans to be provided as specified.
6. Following details to be implemented as specified in approved plans : a) privacy screen to rear first floor terrace ; b) communal amenity space ; c) ambulant steps to front entrances.
7. Construction Traffic Management Plan to be submitted.
8. 19% carbon reduction to be achieved for residential dwellings.
9. 110 litre water usage to be achieved for residential dwellings.
10. Details of site specific SUDs to be submitted.
11. Section drawings at 1:5 scale of proposed windows and doors to be submitted for approval.
12. Contaminated land assessment to be submitted and remediation carried out as necessary.
13. Time limit of 3 years
14. 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

- 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

- 3.1 The proposal includes the following:
- Demolition of existing two storey building.
 - The erection of a two storey building to provide 3 flats - equating to 2 one bedroom flats at ground floor and 1 two bedroom flat at first floor.
 - Provision of communal external amenity space and children's play space.
 - Provision of associated refuse and cycle stores.

Site and Surroundings

- 3.2 The site is within an area that is subject to an Article 4 Direction which came into effect on 10/09/2015. The effect of the Direction is to remove permitted development rights for change of use from office to residential without the requirement for planning permission in the Croydon Opportunity Area. The Article 4 Direction applies to the whole of the Croydon Opportunity Area. The reason for bringing into effect the Article 4 Direction was to retain existing jobs and attract further investment and employment into the central area of Croydon (i.e. the Croydon Opportunity Area). The implication of the Article 4 Direction for the application is that it effectively removes right to change the use of the building to a residential dwelling/s under the prior approval permitted development legislation.

- 3.3 The site is located to the rear of residential properties on the south-eastern side of St Andrew's Road. The site is T-shaped and comprises a two storey vacant office building of 8.5m width by 8.5m depth with flat roof and rendered/painted in white. The inside of the building shows signs of deterioration and the site has also been subject to flytipping. There is a detached shed/workshop garage adjacent to its north-eastern elevation. It has a tapered driveway ranging from approximately 2.6m to 5m width and a hardstanding forecourt area used for informal off-street parking. There is a small garden area adjacent to its south-western elevation. The building is bounded to the rear gardens of residential properties on the north-western side of Keen's Road. There are a number of mature trees at the ends of the gardens of Keen's Road which back onto the site.
- 3.4 St Andrew's Road has parking restrictions (single yellow lines) and is a one way street in a controlled parking zone. The site has a Transport for London Public Transport Accessibility Level (PTAL) of 6b.
- 3.5 The site is within the Croydon Metropolitan Centre and Croydon Opportunity Area.
- 3.6 The site is also within an area at risk from flooding and an archaeological priority zone.



Fig 1: Aerial street view highlighting the proposed site within the surrounding street scene.

Planning History

- 3.7 17/03505/FUL - Demolition of office building: erection of single/two storey building comprising 2 one bedroom and 2 two bedroom dwellings
Application Withdrawn.
- 3.8 04/03592/P – Conversion of the building for use as a day nursery for 23 children.
Application Non-Determined (i.e. no decision was issued).
- 3.9 There was a 2016 pre-application enquiry for new residential development on the site (8 flats), but it was not submitted by the current applicant.

4.0 SUMMARY OF KEY REASONS FOR RECOMMENDATION

- The office use is not protected by planning policy.
- The principle of the development is acceptable given the residential character of the surrounding area.
- The design and appearance of the development is appropriate, respecting the character of the surrounding area.
- The living conditions of adjoining occupiers would be protected from undue harm subject to conditions.
- The living standards of future occupiers are satisfactory and Nationally Described Space Standard (NDSS) compliant.
- With the high Ptal rating of the area and its location within the Croydon Metropolitan Centre, the non-provision of off-street parking is considered to be policy compliant.
- Sustainability aspects can be controlled by conditions.
- The archaeological value of the site has been investigated to satisfy Historic England.
- Flooding has been investigated and the design altered to satisfy the Environment Agency.

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 18 letters of notification to neighbouring properties in the vicinity of the application site. Re-notification letters were also sent 06/11/2018 to advise neighbours of amended plans received.
- 6.2 The number of representations received from neighbours in response to notification and publicity of the application are as follows:

No of individual responses: Objecting: 2 Supporting: 0 Comment: 0

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

Objection	Officer comment
Design	
Overdevelopment	See para 8.11 of report.
Amenity of Adjacent Occupiers	
Loss of privacy (overlooking from balconies/terrace areas)	See paras 8.17 to 8.22 of report.
Amenity of Future Occupiers	
Loss of privacy (overlooking to balconies/terrace areas).	See para 8.13 of report.
Transport and Parking	
Will result in more congestion. Will add to parking stress in area. Cumulative effects of high density developments.	See para 8.25 of report.
Access and Fire Safety	
Narrow access will prevent construction vehicle access.	See para 8.27 of report.
Narrow access will prevent fire appliance access.	See para 8.29 of report.
Trees	
Effect on trees to rear.	See para 8.33 of report.
Drainage	
Effect on drainage.	See para 8.31 of report.
Pollution	
Increased noise. Construction noise and disturbance.	See paras 8.23 and 8.27 of report.

- 6.4 Cllr Helen Pollard objected to the application and Referred it to Planning Committee for decision on the basis of the poor width of the access to the site.
- 6.5 The Environment Agency were consulted on flood risk and have no objection. Following correspondence and exchanges of information they advise *“Having reviewed the revised details submitted we have no objection to the proposed development, subject to safe access and egress to the satisfaction of the Local Planning Authority. The finished floor levels will be set 600mm above ground level at 47.08m AOD, flood resilient and resistance measures shall be fully incorporated into the building design”*.

6.6 Historic England were consulted on archaeology and have no objection. Following correspondence and exchanges of information and a site investigation they advise “*Having considered the proposals with reference to information held in the Greater London Historic Environment Record and/or made available in connection with this application, I conclude that the proposal is unlikely to have a significant effect on heritage assets of archaeological interest. An archaeological evaluation on the site (Canterbury Archaeological Trust, March 2019) has demonstrated that the site has been terraced and that it is unlikely that the proposed development will have a significant impact on archaeological remains*”.

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 2016, 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), 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:

- Achieving sustainable development;
- Making effective use of land;
- Ensuring the vitality of town centres;
- Delivering a sufficient supply of homes;
- Promoting healthy and safe communities;
- Promoting sustainable transport.

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

7.4 Consolidated London Plan 2016

- 3.3 Increasing housing supply
- 3.4 Optimising housing potential
- 3.5 Quality and design of housing developments
- 3.8 Housing choice
- 5.1 Climate change mitigation
- 5.2 Minimising carbon dioxide emissions
- 5.3 Sustainable design and construction
- 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
- 7.8 Heritage Assets and Archaeology
- 7.21 Woodlands and trees

7.5 Croydon Local Plan 2018

- SP1 – Places of Croydon
- DM38 – Croydon Opportunity Area
- SP2 - Homes
- DM1 - Housing choice for sustainable communities
- SP4 – Urban Design and local character
- DM10 - Design and character
- DM13 - Refuse and recycling
- DM18 – Heritage Assets and Conservation
- SP6 – Environment and climate change
- DM23 - Development and construction
- DM24 – Land contamination
- DM25 – Sustainable drainage systems
- SP7 – Green grid
- DM27 – Biodiversity
- DM28 – Trees
- SP8 – Transport and communications
- DM29 - Promoting sustainable travel and reducing congestion
- DM30 - Car and cycle parking in new development

7.6 There is relevant Supplementary Planning Guidance as follows:

- London Housing SPG March 2016
- Croydon Suburban Design Guide Supplementary Planning Document April 2019

8.0 MATERIAL PLANNING CONSIDERATIONS

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

1. Principle of Development
2. Townscape and Visual Impact
3. Housing Quality for Future Occupiers
4. Residential Amenity for Neighbours
5. Access and Parking
6. Sustainability and Environment
7. Trees and Landscaping
8. Other Matters

Principle of Development

- 8.2 The London Plan and Croydon Local Plan identify appropriate use of land as a material consideration to ensure that opportunities for development are recognised and housing supply optimised. It is acknowledged that windfall schemes which provide sensitive renewal and intensification of existing residential areas play an important role in meeting demand for larger properties in London, helping to address overcrowding and affordability issues.
- 8.3 The scheme would provide a flatted development providing additional homes within Croydon, which the Council is seeking to promote. The site is located within an existing residential area and as such, providing that the proposal respects the character and appearance of the surrounding area and there are no other impact issues, the principle of residential intensification is supported.
- 8.4 Policy seeks to deliver a strategic target of 30% of new homes to be 3 bedrooms (suitably sized for family occupation). The existing building on site is a vacant office on both floors. There would be no three bedroom flats provided within the scheme, however the proposed first floor 2 bedroom/4person flat would provide a suitably sized family home.

Townscape and Visual Impact

- 8.5 The existing building on site does not hold any significant architectural merit and there is no objection to its demolition. Most buildings in the area have traditional brick forms, comprising two storeys. The overall design of the new building has been influenced by the traditional height and better aspects of buildings in the vicinity of the site.
- 8.6 Policy DM10.1 states. Proposals should be of high quality and, whilst seeking to achieve a minimum height of 3 storeys, should respect:
- a. The development pattern, layout and siting;
 - b. The scale, height, massing, and density;
 - c. The appearance, existing materials and built and natural features of the surrounding area; the Place of Croydon in which it is located.
- 8.7 In this instance the proposal is for a two storey building, rather than three storeys. However, given that the existing building on site is two storeys and the surrounding residential built form is two storeys then it is considered that this scale of development is acceptable within this location. Its two storey height would also correspond to Policy SP4.4 which states that In the Croydon Opportunity Area the Council will support high quality, high density developments that are tailored to and help to protect or establish local identity.
- 8.8 The building would not have a level entrance threshold as its ground floor has to be raised 600mm above ground level. This has been agreed as acceptable by the Environment Agency in order to mitigate against flood risk. However, ambulant (shallow) steps are proposed to the entrances to assist access to the building for mobility impaired persons.

8.9 The proposed building would be erected in a comparable position to the existing building on site (to be demolished) and would also be of a similar height and massing. The new building would have a contemporary form and attractive appearance. The highest part of the roof would actually be 0.70m lower than the existing building and there would be sedum roofs provided over the homes provided at flats 1 and 3 on the ground floor, which would promote biodiversity. It would have a well proportioned window arrangement and inviting frontage. The building would have a simple yellow stock brick material palette and the setting/detailing of the bricks would be used to very good effect to provide visual interest to all elevations. The perforated brick walls surrounding the sedum roofs are particularly interesting features. The windows and doors would also have recesses and the deep recessed ground floor entrances to the one bedroom flats is a particularly well considered design feature that will provide shelter from inclement weather and visual interest to the façade. The built form would be subservient to the site and the hard and soft landscaping, including planters, would complement the built form and would make a pleasant and intimate courtyard environment for future occupiers. It would have a very harmonious feel and would be a place where people could meet and enjoy their surroundings. The proposed childrens' playspace in the north/north-eastern corner of the site is conveniently placed to allow natural surveillance to occur by parents/carers and as a car-free scheme the children could use the area without any fear of traffic intrusion. The proposed design and layout of the building would epitomise the aim of the NPPF to make development '*human in scale*'.

Figure 2: CGI of the proposed Development



8.10 The proposed layout, massing and appearance would be acceptable in the context of the surrounding residential environment. It would have no adverse

effect on the visual amenity of the street scene and in this case would bring back into use a site that has been vacant for a considerable length of time.

- 8.11 The density of the development would be 184 habitable rooms per hectare, which is below the target density range of 200 to 700 set out in the London Plan for new residential development in an urban location. While it is below the density range, this is intended to be a guideline only, and in this instance regard is had to the pattern and development of the surrounding roads which is also low density. As outlined above, the proposal would result in a development that would respect the pattern and rhythm of neighbouring buildings and would not harm the appearance of the street scene. It would therefore not represent either an underdevelopment or an overdevelopment of the site.
- 8.12 Therefore, having considered all of the above, against the background providing new housing to meet needs and high quality homes places for people to live in, then officers are of the opinion that the proposed development would comply with the objectives of the above policies in terms of respecting local character.

Housing Quality for Future Occupiers

- 8.13 All of the proposed three new units would comply with internal dimensions required by the Nationally Described Space Standards (NDSS). In this instance, it is particularly pleasing that all of the flats would exceed the minimum floorspace requirements set out in standards and that all of the flats would have dual aspects. Furthermore, the arrangement of the rooms in the flats are well considered. The ground floor flats would have their main living areas leading directly onto outside spacious private garden areas of 37 square metres and 60 square metres respectively. The main living rooms of the ground floor flats would also be supplemented by rooflight windows to further enhance light to those areas. The first floor flat would again be dual aspect and would have a private rear terrace area of 10 square metres. Its flank windows would have a pleasant outlook over the proposed sedum roofs. It is not considered that any of the amenity areas would be adversely overlooked by neighbouring properties. With regard to external amenity space, the London Housing SPG states that a minimum of 5 square metres of private outdoor space should be provided for 1-2 person dwellings and an extra 1 square metre for each additional person. All of the homes would provide amenity space which would exceed the London Housing SPG.
- 8.14 A communal garden would be provided in the frontage north/north-eastern corner of the site and this would also serve as the childrens's play area. While the scale of this space is relatively small, as all of the homes would have private amenity space, the provision of supplementary communal amenity space is considered acceptable.
- 8.15 In terms of accessibility the entrance level to the building would be 600mm above ground. The raised threshold height is as a result of the Environment Agency's requirement to mitigate flood risk for the scheme and it has been agreed as acceptable by the Environment Agency. Ambulant steps would be provided to

the entrance doors of the flats in mitigation to assist people with mobility health issues.

- 8.16 The development is considered to result in a high quality development. It would make provision for three homes, including one family dwelling. All of the homes would have acceptable amenities and would overall provide an acceptable standard of accommodation for future occupiers.

Residential Amenity for Neighbours

- 8.17 The main properties that would be affected by the proposed development are 12, 13, 15 and 16 St. Andrew's Road and 3 to 14 Keen's Road. The house numbering on both roads runs consecutively.

12 to 16 St. Andrew's Road

- 8.18 12 and 13 St. Andrew's Road are sited to the south of the access into the application site and 15 and 16 are sited to the north of it. The houses are sited to the west of where the proposed new building.
- 8.19 The proposed layout of the flats has been designed to minimise adverse overlooking from the windows on the front elevation of the proposed building to the windows on the main rear elevations of the nearest houses at No.s 12, 13, 15 and 16 St. Andrew's Road (the window-to-windows distances would be between 8.3 metres and 8.9 metres). The main living room areas have been positioned in the rear of the building. At ground floor the western facing bedroom and kitchen windows of both flats would be obscure-glazed at the bottom two-thirds and have clear glazing to the top-third, and this would further protect the privacy of residents in the adjacent houses in St. Andrew's Road, while allowing natural light into the subject bedrooms and kitchens. A proposed 2.2 metre height boundary fence (1.8 metre height timber close board fence and 40cm height lattice trellis) would further prevent adverse overlooking. At first floor the western facing bedroom and kitchen windows would be clear glazed at high level (i.e. 1.7 metres above floor level) and would have obscure glazing below that. It is not proposed to provide access to the sedum roofs from the first floor flat, access to them will be for maintenance only. To further prevent access to the sedum roofs the flank windows facing onto them will have cill levels of 450mm above floor level. The applicant anticipates that maintenance of the sedum roofs would only occur twice a year.

- 8.20 No adverse loss of light or adverse loss of outlook would result to the occupiers of St. Andrew's Road.

3 to 14 Keen's Road

- 8.21 The rear of houses on Keen's Road are approximately 18 metres from the rear elevation of the proposed building. There are also a number of mature trees in the rear gardens of some of the houses in Keen's Road which would provide natural screening of the site. Notwithstanding those matters, the proposed rear terrace would have 1.7m height privacy screen to further protect resident's in

Keen's Road from adverse loss of privacy. The eastern facing bedroom windows to the first floor are secondary and could be obscured-glazed to further protect the privacy of residents in Keen's Road.

- 8.22 No adverse loss of light or adverse loss of outlook would result to the occupiers of St. Andrew's Road.

Noise and Disturbance

- 8.23 Some noise and disturbance would inevitably result from the proposed demolition and construction works. However, given the minor nature of the development this is likely to be over a short period of time. There is also separate environmental legislation to address the issue and a grant of planning permission would also be subject to a condition requiring a construction management traffic plan to be submitted to the Council for its written approval.

Access and Parking

- 8.24 The site has a PTAL rating of 6b which means that it has excellent access to public transport. It is also sited within the Croydon Metropolitan Centre.
- 8.25 No off-street parking is proposed, so it would be a car free development. This would be an acceptable arrangement given the very high Ptal rating of the site and its town centre location. The development is a minor one and the number of future residents would be relatively low, so it is unlikely to add increase parking stress to local roads any more than the existing office use would do. There is a dropped kerb directly serving the existing access to the site and a grant of planning permission would be subject to a condition that the developer agrees to re-instate a full height kerb at their own expense and with the agreement of the Council's Highways team.
- 8.26 A cycle storage area for 4 bicycles would be provided towards the north/north-eastern corner of the site and this would accord with London Plan requirements. The provision of the cycle storage and the appearance of the enclosure/shelter prior to the first occupation of the development can be secured by condition.
- 8.27 A Construction Traffic Management Plan would be required to ensure that demolition and construction works are properly managed and undertaken in a considerate manner. A grant of planning permission would be subject to such a condition to secure it.
- 8.28 Refuse storage would be provided towards the south/south-eastern corner of the site. It would sited approximately 13 metres from the highway, so would be within the pull distance of the Council's refuse operatives. The provision of the refuse storage and the appearance of the enclosure prior to the first occupation of the development can be secured by condition.
- 8.29 An objector has raised concern about fire safety access. Fire engines and their pump appliances need to be able to get to within 45 metre of dwelling entrances. The distance from the highway to the front entrance of the proposed building would be approximately 18 metres.

Environment and Sustainability

- 8.30 The development would need to meet a 19% reduction in CO2 emissions over 2013 Building Regulations. Similarly, the mains water consumption would need to endeavour to meet a target of 110 litres or less per head per day.
- 8.31 Policy DM25 requires all new development to incorporate sustainable urban drainage systems (SUDs). The site is within an area at high risk from flooding and as advised above the applicant has responded to the requirements of the Environmental Agency by setting the floor level of the new building at 600mm above ground level to provide protection against any future flooding events. This has been agreed as acceptable by the Environment Agency. Full details of how the development would provide SUDs to attenuate surface water can be secured by condition.
- 8.32 Policy DM24 requires land to be free of harmful contaminants. In this case it is considered that a grant of planning permission can be subject to a condition to address this matter.

Trees and Landscaping

- 8.33 There are no trees on the site. There are several mature trees at the end of some of the rear gardens of houses in Keen's Road site. It is considered that these would not provide impede the proposed development or be adversely affected by it as the proposed building would be located in a comparable location to the existing building on site and it would be set away from the rear boundary line of the site.
- 8.34 An indicative landscaping scheme has been proposed and it includes provision for soft landscaping to the amenity areas which would assist in promoting biodiversity. Full details of its planting can be secured by condition.

Archaeology

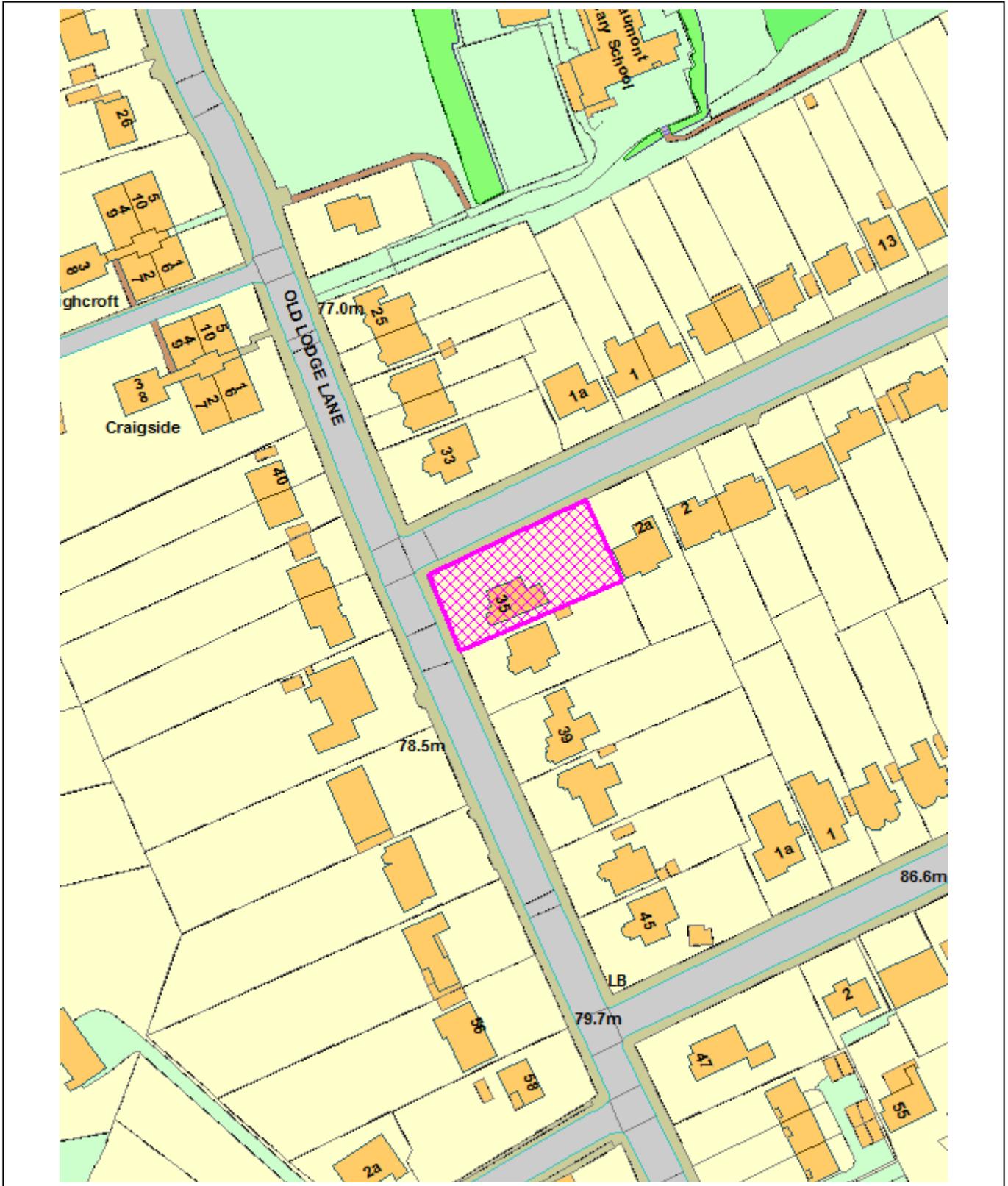
- 8.35 Policy 18.9 requires due regard to be given to preserving archaeological remains. As referred to above English Heritage (Archaeology) have no objection to the proposed development following investigation undertaken by the applicant during the course of the application.

Other matters

- 8.36 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

- 8.37 The principle of development is considered acceptable within this area. The development has been designed to ensure its appearance respects the character of the surrounding area and that there is no significant adverse impacts on neighbouring occupiers. The impact on the highway network would be acceptable considering it is well served by public transport and is within the Croydon Metropolitan Centre and its facilities and services. The development would assist in bringing forward development on a vacant and derelict brownfield site and would contribute towards the regeneration of the Croydon Opportunity Area. Therefore, the proposal is considered to be in accordance with the relevant policies of the London Plan and the Croydon Local Plan.
- 8.38 All other relevant policies and considerations, including equalities, have been taken into account.



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1.0 APPLICATION DETAILS

Ref: 19/02561/FUL
 Location: 35 Old Lodge Lane, Purley, CR8 4DL
 Ward: Kenley
 Description: Alterations. Erection of a single/two storey side/rear extension including accommodation within roof space. Conversion to form 1x one bedroom, 2x two bedroom and 2x three bedroom flats. Provision of associated parking, landscaping, bicycle, refuse stores.
 Drawing Nos: 1900 (PL) 08B, 1900 (PL) 09B, 1900 (PL) 10C, 1900 (PL) 11C, 1900 (PL) 12C, 1900 (PL) 13C, 1900 (PL) 14C, 1900 (PL) 15C and 1900 (PL) 16C.
 Agent: Eric Wong
 Applicant: Mr Anwar Chowdhury – Villier Asset Management Ltd
 Case Officer: Georgina Betts

	1 bed (1b2p)	2 bed (2b4p)	3 bed (3b4p)	3 bed (3b5p)	3 bed +	Number of car parking spaces
Existing					1	1
Proposed	1	2	1	1		5

1.1 This application is being reported to the Sub-Committee because the Hartley & District Residents Association 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) Commence within 3 years;
- 2) In accordance with the approved plans;
- 3) Submission/approval of a Construction Logistics/Management Plan;
- 4) Landscaping details to be submitted to and approved;
- 5) Details of the security lighting, cycle/refuse stores, playspace, visibility splays, EVCPs to be submitted to and approved;
- 6) Details of balcony screening to be approved
- 7) Materials to match the existing property
- 8) Installation of a water butt
- 9) Reinstatement of dropped kerb

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

Informatives

- 1) Community infrastructure Levy
- 2) Code of Practice on the Control of Noise and Pollution from Construction Sites
- 3) 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:

- Alterations and erection of a single/two storey side/rear extension including accommodation within roof space;
- Conversion to form 1x one bedroom, 2x two bedroom and 2x three bedroom flats;
- Provision of associated parking, landscaping, bicycle, refuse stores.

3.2 Amended/additional plans/statements were received on the 12th July 2019 addressing/depicting the following:

- A Parking Stress Survey in accordance with the Lambeth Methodology in support of the application;
- Additional ground floor extensions were created to maintain family accommodation, provide through access to the rear communal garden and private terraces/balconies to the first floor flats;
- Revised cycle/refuse store locations; and
- Alterations to the roof design of the rear extension.

Site and Surroundings

3.4 The application site lies on the eastern side of Old Lodge Lane and is currently occupied by a large two storey inter-war detached dwelling. The site is at the junction of Old Lodge Lane and Bencombe Road and is relatively flat regardless of the steep rise within Bencombe Road; land levels rise steeply from 2a Bencombe Road. The application site has been subject to previous extensions however these were associated with the property as a single family dwelling.

3.5 The surrounding area is residential in character and comprises of large detached properties sited within generous plots; flatted developments are nearby. The surrounding area benefits from stepped topographical changes creating visual interest in the townscape; given the sites relatively flat appearance the proposals are considered to have limited impact on this characteristic.

3.6 The application site lies within an area at risk of surface water flooding as identified by the Croydon Flood Maps. This matter has been addressed within the applicants Flood Risk Assessment and is discussed in more detail below.

Planning History

- 3.7 85/00695/P – Erection of a two storey side and single storey rear extension.
[Permission granted; implemented]

4.0 SUMMARY OF KEY REASONS FOR RECOMMENDATION

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

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: 7 Objecting: 7

- 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">• Out of character.• Over development.	See paragraphs 8.5 - 8.10
<i>Neighbouring amenity</i>	
<ul style="list-style-type: none">• Loss of privacy/light• Visual intrusion	See paragraphs 8.11 – 8.13
<i>Environment</i>	
<ul style="list-style-type: none">• Impact on wildlife/habitats/no ecological report• General noise and disturbance.	See paragraphs 8.24 – 8.25
<i>Highways</i>	
<ul style="list-style-type: none">• Lack of parking.	See paragraphs 8.19 – 8.22

<ul style="list-style-type: none"> • Increase in parking congestion detrimental to highway safety. • No parking stress survey 	
Other comments	Response
<ul style="list-style-type: none"> • Lack of family homes. 	The proposed development seeks to provide 4 family homes; 80% of the development is aimed at families.
<ul style="list-style-type: none"> • Poor access to amenity space. 	This matter has been addressed in the amended plans, to clarify through access from the building is now provided.
<ul style="list-style-type: none"> • No health impact assessment (HIA) submitted. 	The development is at a scale which does not require a HIA.
<ul style="list-style-type: none"> • Pressure on school places. 	The Council are responsible for estimating population growth which is captured by the Schools Team and feeds into school expansion projects which addresses these concerns. In addition, CIL is payable which would contribute to local infrastructure such as education.

6.3 Councillor Steve O'Connell objected to the proposal on the following grounds:

- Overdevelopment of site.
- Loss of privacy.
- Out of Character due to bulk and massing.
- Lack of amenity.

6.4 Hartley and District Resident's Association objected to the proposal and requested Committee Consideration on the following grounds:

- Inadequate family accommodation
- Out of character
- Loss of privacy
- Inadequate garden and communal amenity space
- Impact on light and outlook to neighbouring properties
- Inadequate parking
- Inadequate bin storage
- Detrimental impact on streetscene of Old Lodge Lane
- Inadequate landscaping and loss of wildlife and garden area
- No submission of a Health Impact Assessment

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

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

Consolidated London Plan 2015 (LP):

- 3.5 on Quality and design of housing developments
- 6.13 on Parking
- 7.4 on Local Character
- 7.6 on Architecture
- 7.21 on Trees and Woodland

Croydon Local Plan 2018 (CLP):

- SP2 on homes
- SP4 on urban design and local character
- SP6 on environment and climate change
- SP8 on transport and communications
- DM10 on design and character
- DM13 on refuse and recycling
- DM23 on development and construction
- DM28 on Trees
- DM29 on promoting sustainable travel and reducing congestion
- DM30 on car and cycle parking in new development
- Applicable place-specific policies

8.0 MATERIAL PLANNING CONSIDERATIONS

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

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

Principle of development and the established need.

- 8.2 The application site is currently occupied by a large detached two storey 5 bedroom dwelling which is in single family occupancy; however at this time the property is vacant. The existing property is not classified as a small family home as defined by Policy DM1.2 of the CLP 2018.
- 8.3 The proposed development results in the net gain of 4 homes, 4 of 5 would be classified as small family homes providing a mix of 2b4p, 3b4p and 3b5p units. In terms of family accommodation, given the overall unit mix the development would exceed the strategic target of 30% at 80% and is wholly supported.
- 8.4 The site is located within an established residential area with nearby flatted developments at 45 Old Lodge Lane currently under construction. The principle of the development can therefore be supported.

Townscape and Visual Impact

- 8.5 The applicant seeks full planning permission for the alterations and erection of a single/two storey side/rear extension including accommodation within roof space, conversion to form 1x one bedroom, 2x two bedroom and 2x three bedroom flats, provision of associated parking, landscaping, bicycle, refuse stores. Amended plans were received on the 12th July 2019 addressing concerns raised by the Planning Officer; it is these amendments that are currently under consideration.
- 8.6 The physical changes to the building would be visible to the flank and rear elevations. These changes would result in the removal of a historic extension and a replacement centralised rear two storey extension; due to its positioning and design the extension would appear subservient to the original property. The pitch of the roof of the two storey extension has been matched as closely as possible to the pitch of the main dwelling while ensuring that useable accommodation is provided in the roof space. A dormer window would be provided on the northern roof slope of the extension and would be of a similar scale and design to existing dormer at the front of the property; all materials would match that of the existing building.

Rear elevation of the proposed development



Image: eadyarchitectre

- 8.7 Since the initial submission the ground floor has been extended mainly to accommodate for a route through the building to the rear amenity space and to provide private amenity space to the upper floor flats; this increase in footprint has also maintained the number of family homes proposed. These elements are single storey in nature and have limited impacts on the wider street scape. The privacy screens surrounding the terrace/balcony areas need further design development to include an increase in height to 1.7 metres. However, these matters could be secured via an appropriately worded condition and would not give grounds for a refusal in their own right.
- 8.8 The site layout have been appropriately designed to accommodate the associated residential paraphernalia required for 5 flats while the extended building would sit comfortably within its plot. Cycle storage is provided within the communal garden while the refuse storage is set behind the front building line.
- 8.9 The frontage of the existing property is largely covered in hard standing; it is acknowledged that a boundary hedge would be removed to accommodate for the 5 parking bays. The removal of the hedge could be mitigated through an appropriate landscaping condition and a dwarf wall with inset flower bed could be an appropriate solution. Landscaping could be addressed through an appropriately worded condition and as such these matters would not give grounds to refuse planning permission.
- 8.10 For the reasons given above the development is considered to be of an appropriate design sitting comfortably within its plot and contributing to the character of Old Lodge Lane and the wider area.

Impact on Neighbouring Residential Amenity

- 8.11 The proposed extension would extend approximately 3.9 metres beyond the rear of 37 Old Lodge Lane, beyond the existing projection, with a separation distance of 6.56 metres at this point and increase the ridge height near to this property. The positioning of the extension maintains a 3.52 metre separation distance between existing flanks wall and is outside of a 45 degree angle from the neighbouring window (as shown below). The area of raised ridge height is also outside the 45 degree angle and mainly to the side of 37 Old Lodge Lane.

Adjoining Occupier Impact



Image: eadyarchitectre

8.12 The extensions has been sited with careful consideration to the impact of 37 Old Lodge Lane. Appropriate separation distances are provided and maintained while the outlook from the terrace/balcony areas are directed east with appropriate screening to No37. As a result, the extensions are not considered to appear visually intrusive nor would the terrace/balcony areas give rise to a loss of privacy. The orientation of No35 and No37 would ensure that there is no undue loss of light and would have minimal impact on side facing windows. For these reasons the development is considered to have an acceptable impact upon 37 Old Lodge Lane.

8.13 The rear extension would be sited 13.6 metres from the flank wall of 2A Bencombe Road; no windows exist in the western flank wall of No2a. With outlook maintained to the front and rear of No2A and the generous separation distance the development is not considered to harm the residential amenities of 2A Bencombe Road.

The standard of accommodation for future occupiers

8.14 All units would provide a good standard of accommodation and would contribute to the Borough’s need for new homes meeting the minimum space standards set out in the “Technical Housing Standards March 2015”.

- 8.15 All units are provided with private amenity space in accordance with the London Plan and all have access to a generous communal garden at the rear, accessed through the building.
- 8.16 Playspace can be provided in accordance with the standards as set out in the Croydon Plan with the detailed design being secure through condition. Details of boundary treatments, hard and soft landscaping would be secured via condition.
- 8.17 Level access is not achievable on site given the slight incline to the east and complexities of conversion projects. The inability to provide M4(2) and (3) units is therefore considered acceptable on balance. If the LPA insisted on the provision of a ramp it is likely such a structure would have a negative impact on the character of the area; hence this has not been pursued.
- 8.18 It is therefore considered that the proposals would result in a good standard of accommodation that would meet the needs of the borough and can be supported.

Transportation Considerations

- 8.19 The site has a PTAL rating of 2 which indicates that the site has poor accessibility to public transport however the site is connected via the No455 bus. The applicant has provided five parking spaces towards the front of the site which would be accessed via a centralised crossover. Given the unit mix a development of this type would generally attract the provision of 7 parking spaces. Given the shortfall in this provision the applicant has provided a parking stress survey in support of their application. Given the back to back distance of 6 metres within the forecourt parking area vehicles will be able to turn and exit the site in a forward gear, be it in a number of manoeuvres.
- 8.20 The parking stress survey was carried out overnight to ascertain the level of residential parking stress in the area. It is noted that 'commuter/school parking' occurs in the area however levels of residential parking stress are low with an average of 106 spaces available. It is therefore considered that the surrounding network could accommodate for the potential 2 vehicle overspill parking from the residential development. Given the availability of on street parking and the need to encourage more sustainable methods of transport this provision is considered acceptable.

Parking Stress Results

DATE : Wednesday 17th July/Thursday 18th July 2019
 LOCATION : Old Lodge Lane, Purley

Wednesday: 02:30														Thursday: 03:15																																
LOCATION	SIDE OF RD	TOTAL KERB LENGTH (m)	UNRESTRICTED PARKING STRESS (%)	UN RESTRICTED			DOUBLE YELLOW LINES AT ANY TIME			SINGLE YELLOW LINES		DISABLED		MOTOR CYCLE		LOCATION	SIDE OF RD	TOTAL	PARKED	SPACE	DOUBLE YELLOW LINES AT ANY TIME			SINGLE YELLOW LINES		DISABLED		MOTOR CYCLE																		
				TOTAL	PARKED	SPACE	TOTAL	PARKED	SPACE	TOTAL	SPACE	TOTAL	SPACE	TOTAL	SPACE						TOTAL	SPACE	TOTAL	SPACE	TOTAL	SPACE																				
Old Lodge Lane	E	416	36%	25	9	16	125	0	0	0	0	0	0	0	0	Old Lodge Lane	N	25	10	15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0										
	W	418	24%	21	5	16	105	0	0	0	0	0	0	0	0		S	21	5	16	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0										
Bencombe Road	N	322	40%	30	12	18	150	0	0	0	0	0	0	0	0	Bencombe Road	E	30	12	18	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0								
	S	326	17%	30	5	25	150	0	0	0	0	0	0	0	0		W	30	6	24	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0										
Burcott Road	N	155	20%	15	3	12	75	0	0	0	0	0	0	0	0	Burcott Road	E	15	3	12	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	S	155	36%	14	5	9	70	0	0	0	0	0	0	0	0		W	14	4	10	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0								
Hartley Hill	N	99	0%	0	0	0	0	0	0	0	0	0	0	0	0	Hartley Hill	E	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
	S	93	0%	11	0	11	55	0	0	0	0	0	0	0	0		W	11	0	11	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
TOTALS				146	39	107	730	0	0	0	0	0	0	0	0	TOTALS	146	40	106	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0									

TOTAL SPACES	146
AVAILABLE SPACES	107
TOTAL PARKING STRESS (%)	26.7

TOTAL SPACES	146
AVAILABLE SPACES	106
PARKING STRESS (%)	27.4

Source: Yes Engineering

8.21 Cycle storage is capable of being provided in accordance with the London Plan and would be secured through condition. Sufficient turning space is provided within the forecourt area and visibility splays are achievable. In addition the Council would seek to secure the following via condition;

- Visibility splays
- Electric Vehicle Charging Points
- Construction Logistics Plan/Management Strategy

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

Other matters

8.23 The site is at risk of surface water flooding and as such the applicant would be required to demonstrate that the development would not increase flood risk elsewhere. Given the limited extent of the development and the sites low risk A SuDS drainage scheme could be secured as part of a suitably worded condition. Subject to such a condition the development would be acceptable in flood risk terms.

8.24 Given the residential nature of the development it is not considered that the accommodation would give rise to an unreasonable level of noise and general disturbance. It is noted that building works could give rise to such disturbances and therefore it is recommended that a Construction Logistics Plan/Management Strategy is secured via condition.

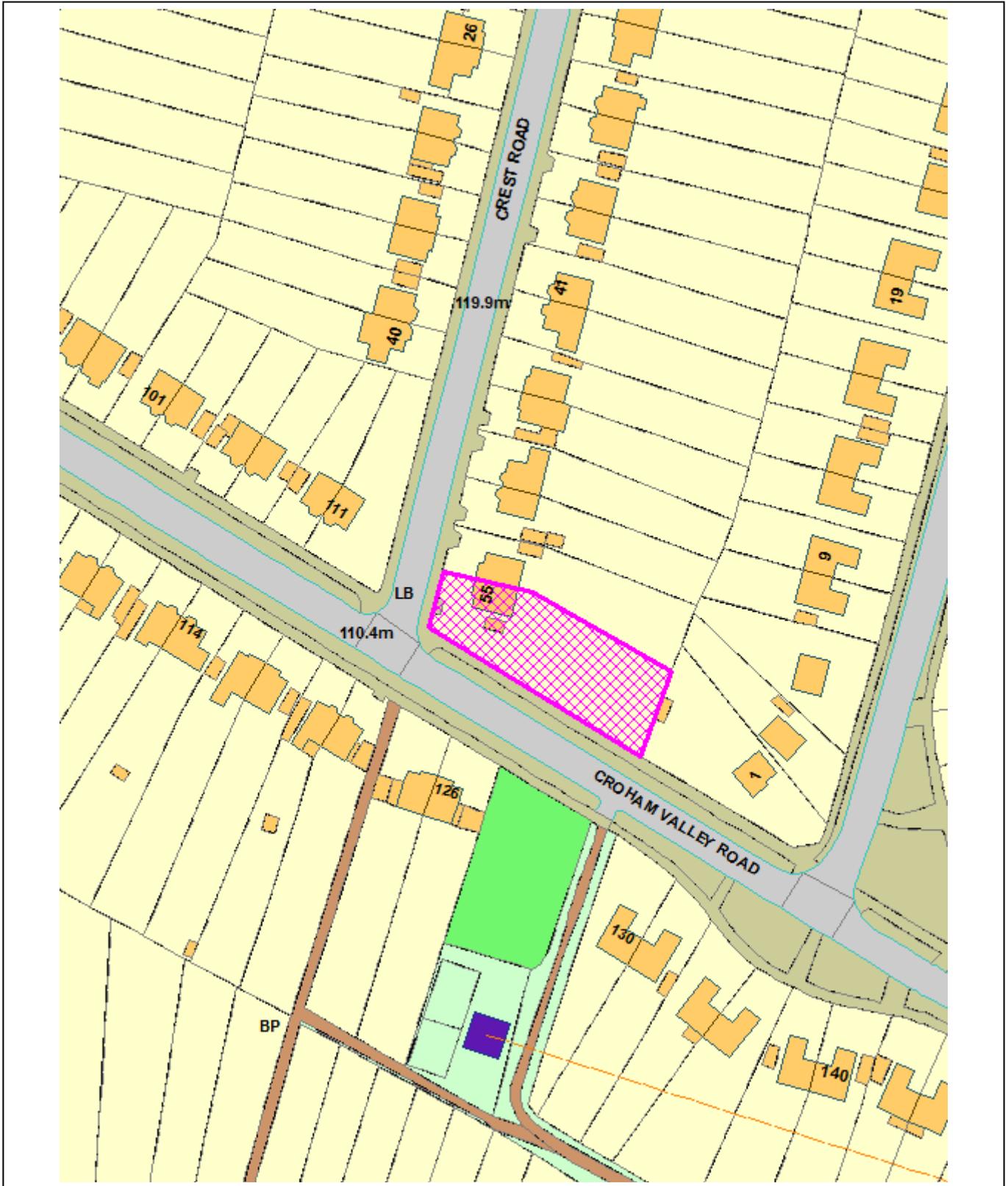
8.25 There is no evidence of protected species on site nor is a Site of Nature Conservation Importance nearby as such an Ecological Survey is not required. An appropriately worded landscaping condition could secure plant species native

to the area which could support local wildlife. The development is therefore considered to have an acceptable impact on ecology and biodiversity and no further conditions are deemed necessary.

Conclusions

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

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1.0 APPLICATION DETAILS

Ref: 19/02725/FUL
Location: 55 Crest Road, South Croydon, CR2 7JR
Ward: Selsdon and Ballards
Description: Erection of a single/two storey dwelling at the rear of the existing garden, with associated vehicle access off Croham Valley Road, parking and landscaping.
Drawing Nos: Proposed Elevations Rev A, Proposed Floor Plans Rev A, Proposed Streetscene Elevations and Site Sections Rev A, Proposed Site Plan Rev A (All submitted to the Local Planning Authority on 19th August 2019), Site Location Plan.
Agent: Mike Bliss
Applicant: Mr P Parin
Case Officer: Tim Edwards

- 1.1 This application is being reported to sub-committee because representation in excess of the Committee Consideration Criteria have been received.

2.0 RECOMMENDATION

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

Conditions

- 1) The development shall be carried out wholly in accordance with the approved plans
- 2) External facing materials to be submitted and approved
- 3) Hard and soft landscaping to be submitted
- 4) In accordance with Ecology Appraisals recommendations and mitigations including badger gates.
- 5) Parking layout and pedestrian visibility splays to be provided as submitted.
- 6) Cycle and Refuse store(s) detailed to be submitted and approved
- 7) Tree Protection Plan (to include protection measures for existing street trees) to be submitted and approved.
- 8) Obscure glazed windows at first floor level.
- 9) Removal of permitted development rights
- 10) Water usage and carbon dioxide reduction
- 11) Submission and approval of Construction Logistics Plan
- 12) Commence within 3 years of the date of the permission
- 13) 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

2.3 That the 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 The applicant seeks full planning permission for the:

- Erection of a four bedroom detached dwelling at the rear of 55 Crest Road
- Creation of a new vehicular access.
- Provision of associated parking and landscaping.

Site and Surroundings

3.2 The application site is located on the corner of Crest Road and Croham Valley Road. 1 The Ruffetts is located due east of the site. The site comprises a semi-detached single dwelling which has previously been extended both to the side and the rear. Land levels rise throughout the site from west to the east.

3.3 The site is not subject to any constraints although it is noted to fall within an area at risk from surface water flooding.

Planning History

3.4 The following planning history is relevant to the site:

- 00/02198/P - Erection of single storey front and first floor side extension: **Permission Granted.**
- 18/05699/FUL - Erection of a two storey dwelling at the rear of the existing garden, with associated vehicle access, parking and landscaping: **Application Withdrawn.**

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 and parking arrangements are acceptable.
- f. 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: 18 Objecting: 18 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:

Objection	Officer comment
<i>Principle of development</i>	
Out of keeping development.	This is addressed in sections 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 8.4 to 8.6 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 8.7 to 8.12 of this report.
<i>Trees and ecology</i>	
Impact upon trees.	This is addressed in sections 8.22 to 8.23 of this report.
Loss of habitats/impact upon ecology namely badger setts.	This is addressed in section 8.24 of this report.
<i>Other material considerations</i>	

Details provided within the Design and Access Statement are incorrect.	Whilst this is noted, the design and access statement would not form part of the approved documents, should this application be granted consent.
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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

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
- 3.4 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) (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;
- The impact on the residential amenity of adjoining occupiers;
- The living conditions provided for future occupiers;
- Transportation considerations
- Trees and biodiversity
- Flooding.

Principle of development

8.1 As the site is located within a residential area, sensitive intensification is acceptable subject to the detailed consideration set out below.

Townscape and Visual Impact

8.2 The proposed development would comply with Policy DM10 of the Croydon Local Plan 2018, ensuring that the proposed building is subservient to the main building as this is to be proposed to be retained. The host properties garden would also remain a minimum of 10 metres in depth with over 200m² of this area to be retained as indicated by figure 1.

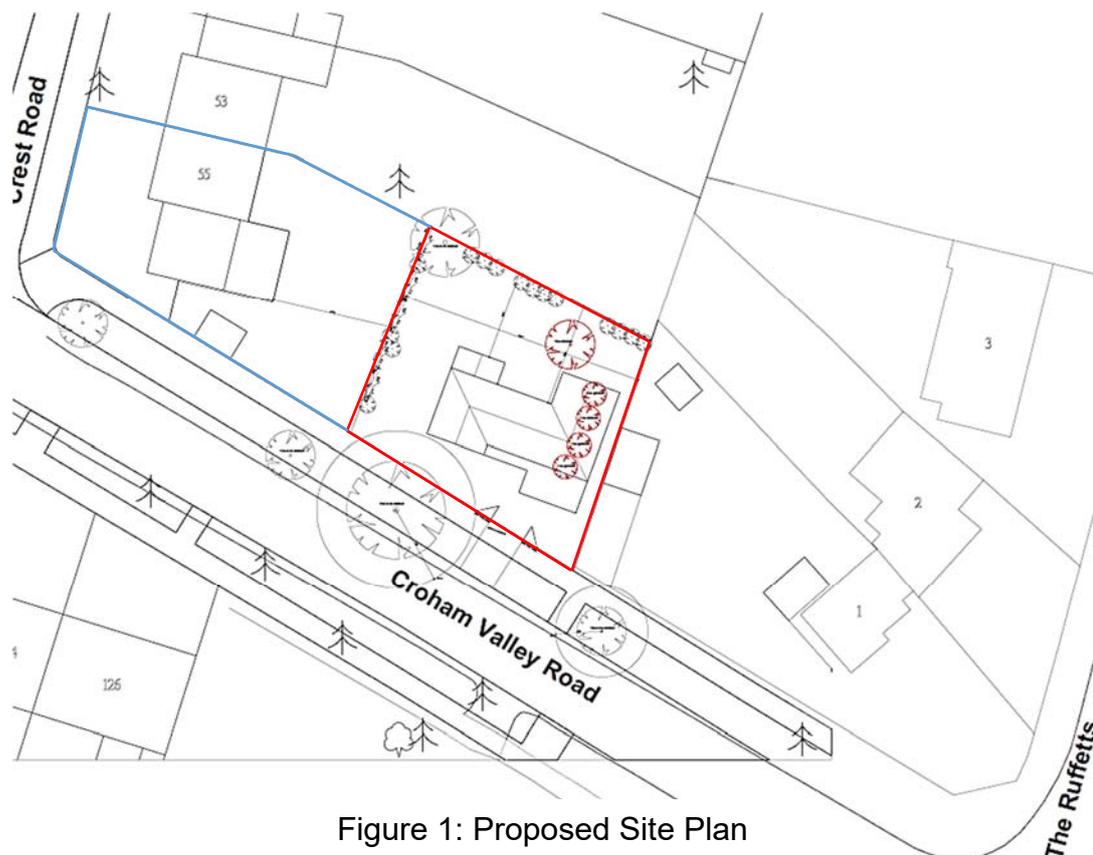


Figure 1: Proposed Site Plan

8.3 At its closest point, the proposed buildings flank elevation is separated from the host property by approximately 17.60 metres. However, this is only at one point where the host property has been extended through a single storey rear extension. Whilst point 2.12 of the Suburban Design Guide is of relevance in regards to rear garden development, in this setting as the proposed development would front Croham Valley Road with articulated massing which activates this section of the streetscene and sits comfortably in its setting (as seen in figure 2), overall the proposed siting and scale of the development is considered acceptable.

8.4 The site is in a suburban setting with a PTAL rating of 1b and as such the London Plan indicates that the density levels could range from 150 - 200 habitable rooms per hectare (hr/ha). The proposed density of this development would fall comfortably within this range with the proposed development totalling 175 hr/ha. 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.

- 8.5 The proposed building would respond to the site's constraints with its front facing Croham Valley Road. Whilst the building is notably wider than it is deep (as can be seen in figure 1) being well separated from both the properties fronting Croham Valley Road and those fronting the Ruffetts, overall the proposal would not create a cramped development as shown by the streetscene elevation within figure 2. Although the proposed development is for a single detached house, the built form's scale, bulk and form replicates in many regards the existing pairs of semi-detached houses found throughout the surrounding area.

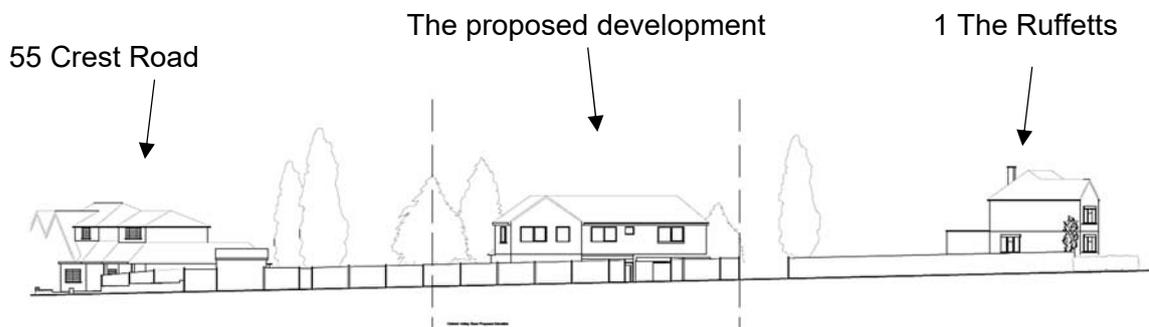


Figure 2: Proposed Streetscene

- 8.6 The proposed building is considered to complement the existing wider streetscene, and whilst it introduces the use of timber cladding alongside render and slate roof tiles overall this approach is considered to be an acceptable addition to the surrounding area. Further details and samples are recommended to be conditioned accordingly to ensure that these are high quality materials.

Impact on Neighbouring Residential Amenity

- 8.7 The proposed development has the potential to impact the most upon the following adjoining occupiers' amenities; 53 and 55 Crest Road, 1 and 3 The Ruffetts and 124, 126, 130 and 132 Croham Valley Road as indicated within figure 3.



124, 126, 130 and 132 Croham Valley Road

- 8.8 124 and 126 Croham Valley Road are approximately separated from the site by 21 metres with 130 and 132 separated by approximately 34 metres. These properties are also located over the road and therefore overall there is not considered to be any undue impact caused by the development.

1 and 3 The Ruffetts

- 8.9 The site is set marginally below 1 and 3 The Ruffetts with the flank elevation of the development separated from these adjoining occupiers by 19.5 metres from no.1 and 22 metres from no.3. Taking into account the land levels, separation distance and that there is no first floor flank facing windows towards these properties, overall there is not considered to be a detrimental impact upon these adjoining occupiers.

53 and 55 Crest Road

- 8.10 The proposed building is at its closest point separated by 17.60 metres from 55 Crest Road and 24 metres from the rear elevation of 53 Crest Road. The proposed building has been designed to primarily face Croham Valley Road, with only non-habitable/secondary windows located within the rear and flank elevations at first floor level. Bedroom 4 is notably dual aspect, with a window facing towards the rear elevation of 53/55 Crest Road and towards the rear of 53 Crest Roads garden. Whilst the window highlighted in figure 4 and circled in green would be clear glazed, as it is significantly separated from the adjoining occupiers overall there is not considered to be undue harm caused by overlooking or loss of privacy. All other first floor rear windows and the side facing window located in bedroom 2 shall be obscure glazed and non-opening up to 1.7 metres from the internal floor height to prevent prejudicing the potential development potential of the adjoining sites. These details shall be secured via condition.

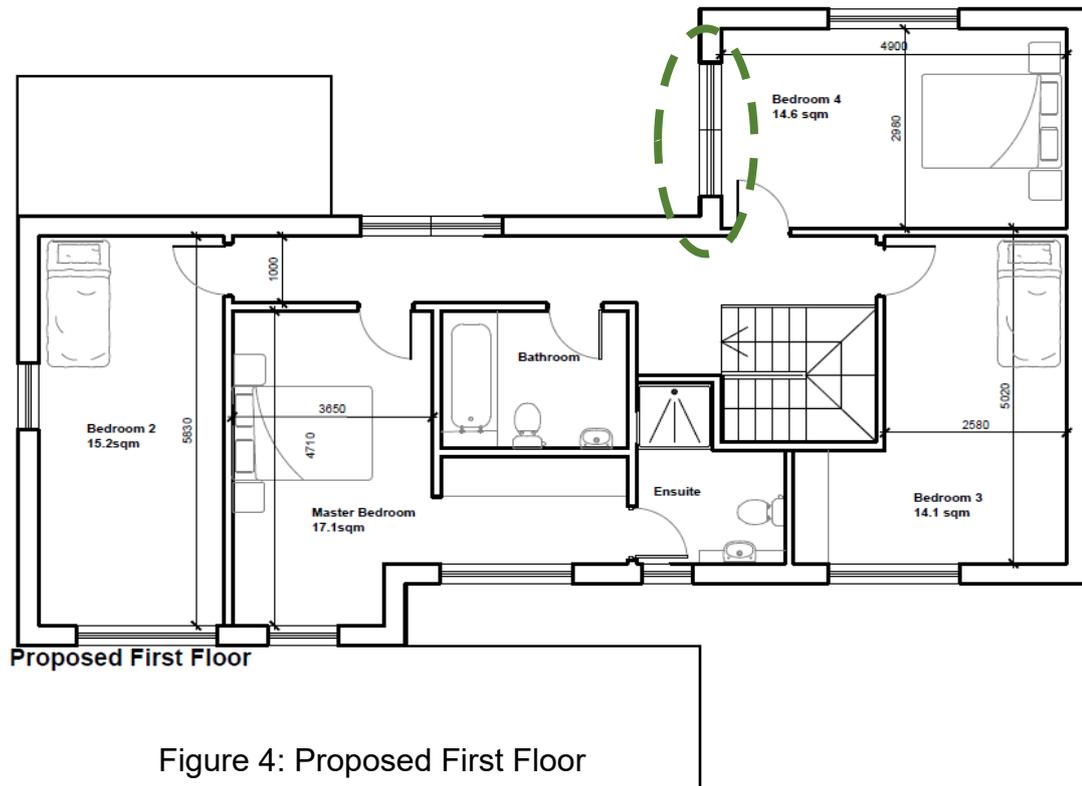


Figure 4: Proposed First Floor

8.11 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 across the site.

8.12 Overall, subject to conditions the proposed development is not visually intrusive and would not result in a loss of privacy.

The standard of accommodation for future occupiers

8.13 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 Nationally Described Space Standards.

8.14 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.

8.15 Level access is provided at ground floor level and whilst no lift is provided internally, as the proposal is for an individual unit should any future occupier require level access to the first floor, it is considered that this could be provided accordingly without the need to alter the external appearance of the building.

8.16 The proposals is considered to create a good standard of internal and external accommodation for any future occupier of the site.

Transportation and Refuse Considerations

- 8.16 The site has a PTAL rating of 1b which indicates a poor access to public transport although there are noted to be some bus services available from Farley Road.
- 8.17 The proposed includes a hard standing area at the front of the site as well as internal garage which would provide ample opportunities for future occupiers to park on site, without the site being dominated by hardstandig. There is acceptable space for all vehicles to enter, turn and exit the site in first gear.
- 8.18 Amended Plans have indicated that two cycle storage places required as part of the proposal will be located within the internal garage area.
- 8.19 As with cycle storage, the proposed garage would provide adequate space for the required refuse storage amount for a single dwelling and be within close proximity of the roadside for future occupiers to present their refuse on collection day.
- 8.20 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.
- 8.21 Subject to conditions in relation to the above the development would be acceptable on highway grounds.

Trees and Biodiversity

- 8.22 The site currently includes some tree coverage, with further details as to what is to be retained/removed having been clarified during the application process. Five trees are proposed to be removed, none of which are subject to a tree preservation order, nor of sufficient quality to warrant this. Therefore, their removal is not resisted. A tree protection plan will be secured via condition prior to the commencement of works on site to ensure that the retained trees and street tree are adequately protected during and after works.
- 8.23 A preliminary ecological appraisal has been submitted with the application detailing the potential impact of the development on protected species and habitats. Whilst representations have raised the concerns over the potential impact on a badger sett, there is no evidence to support this, with the ecological appraisal having only identified a fox den within the rear garden and potential badger route through the sites garden. As neither of these are protected habitats or items, overall it is considered that the appropriate mitigate methods and biodiversity enhancements set out within the submitted document (including bird and bat boxes as well as appropriate boundary treatment) would ensure that the development does not have a detrimental impact upon biodiversity. These details will be secured via condition.

Flooding

- 8.24 The site is located within a critical drainage surface water area. Whilst the proposal does increase the amount of hard standing on site, the proposed garden is indicatively made up of soft landscaping and permeable materials which would allow for any surface water run-off to be managed on site. This

approach is therefore considered acceptable with further details proposed to be secured via the landscaping condition.

Conclusions

- 8.25 The principle of development is considered acceptable with the design of the scheme an acceptable standard, relating to the site and its surroundings. It would not harm the visual amenities of the area or the adjoining occupiers. The proposed impact on the highway network and parking provision is also acceptable and is therefore, overall considered to be accordance with the relevant polices.
- 8.26 All other relevant policies and considerations, including equalities, have been taken into account.

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