

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, 10 October 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
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www.croydon.gov.uk/meetings
Wednesday, 2 October 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 12 September 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 19/02280/FUL 7 Dornton Road, South Croydon, CR2 7DR
(Pages 13 - 26)

Change of use to supported living accommodation for vulnerable adults comprising of 8 bedrooms and communal areas. Erection of single storey side/rear extensions.

Ward: South Croydon
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, 12 September 2019 at 20.38 pm in Council Chamber, Town Hall, Katharine Street, Croydon CR0 1NX

MINUTES

Present: Councillor Muhammad Ali (Chair);
Councillors Toni Letts, Joy Prince, Jason Perry and Gareth Streeter

PART A

A78/19 **Minutes of the previous meeting**

RESOLVED that the minutes of the meeting held Thursday 29 August 2019 be signed as a correct record.

A79/19 **Disclosure of Interest**

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

A80/19 **Urgent Business (if any)**

There was none.

A81/19 **Planning applications for decision**

A82/19 **18/00794/FUL STP House, 14 St Andrew's Road, CR0 1AB**

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

THIS ITEM WAS WITHDRAWN FROM THE AGENDA FOR THE CASE TO BE DETERMINED BY OFFICERS UNDER DELEGATED POWER.

A83/19 **19/02561/FUL 35 Old Lodge Lane, Purley, CR8 4DL**

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

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

Mr Sam Reynolds-Boison spoke against the application

Mr Eric Wong Applicant's Agent, spoke in support of the application

Councillor Perry proposed a motion for **APPROVAL** of the application based on the officer's recommendation. Councillor Prince 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 35 Old Lodge Lane, Purley, CR8 4DL.

A84/19 **19/02725/FUL 55 Crest Road, South Croydon, CR2 7JR**

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

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

Mr Michael Bliss spoke in support of the application

Councillor Streeter proposed a motion for **APPROVAL** of the application based on the officer's recommendation. 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 55 Crest Road, South Croydon, CR2 7JR.

The meeting ended at 9.19 pm

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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.

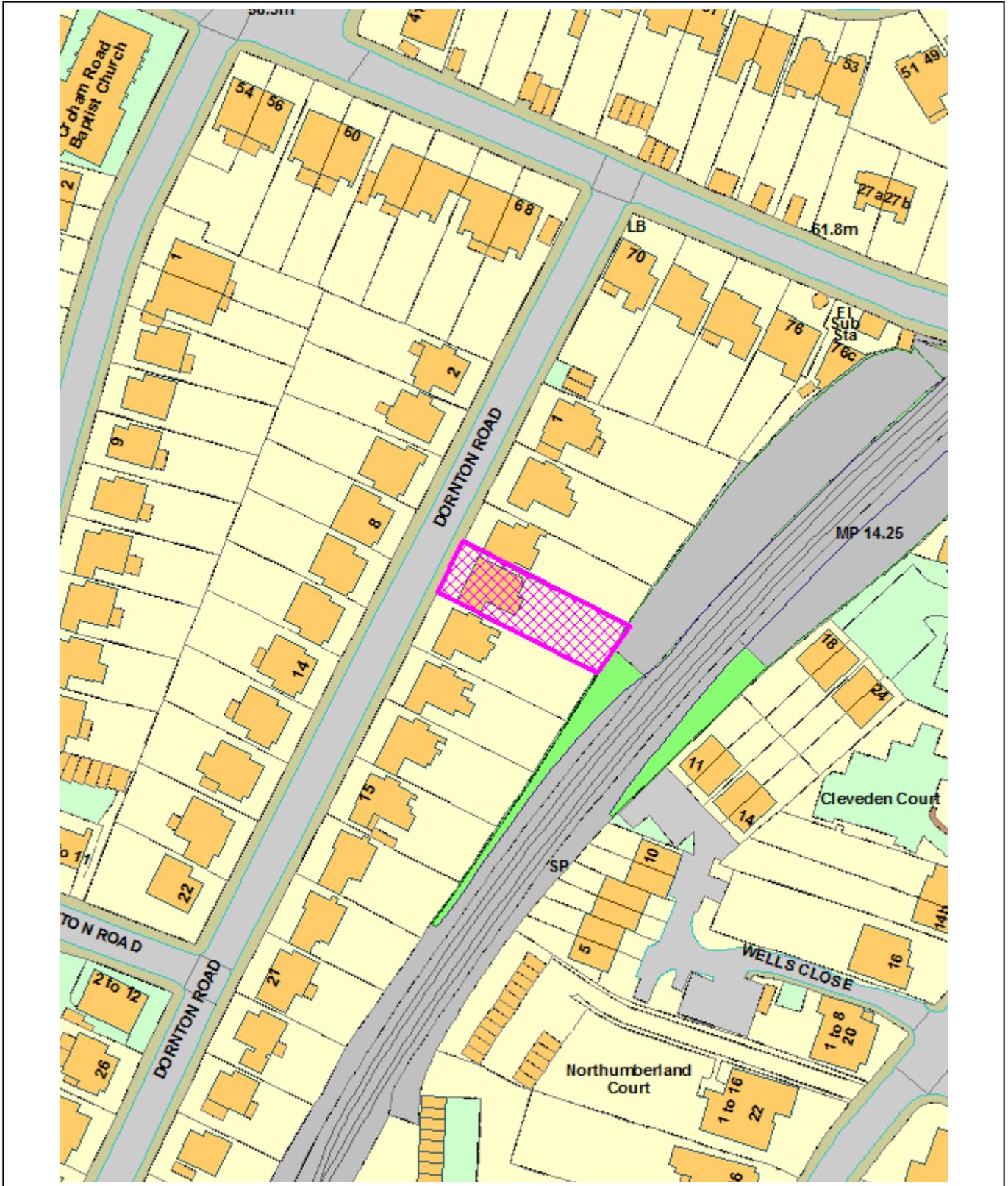
8. BACKGROUND DOCUMENTS

- 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 SUMMARY OF APPLICATION DETAILS

Ref: 19/02280/FUL
 Location: 7 Dornon Road, South Croydon, CR2 7DR
 Ward: South Croydon
 Description: Change of use to supported living accommodation for vulnerable adults comprising of 8 bedrooms and communal areas. Erection of single storey side/rear extensions.
 Drawing Nos: 072-PL-L-01, 072-PL-L-02, 072-PL-L-03, 072-PL-L-04A, 072-PL-L-05A, 072-PL-L-06, 072-PL-L-07, 072-PL-L-08, 072-PL-L-09 and 072-PL-L-10
 Applicant: Mrs Josephine Martins
 Agent: Miss Joanne Lingwood
 Case Officer: Samantha Dixon

1.1 This application is being reported to committee because the ward councillor (Councillor Gatland) has made a representation in accordance with the Committee Consideration Criteria and requested committee consideration and objections above the threshold in 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. Development to be carried out in accordance with the approved drawings and reports except where specified by conditions
- 2. Limitation of C2 use to adults with learning and physical difficulties
- 3. Materials to match existing as specified
- 4. Details of bin store to be submitted
- 5. Details of flood resistance and resilience measures to be submitted
- 6. Provision of a water butt
- 7. Time limit of 3 years
- 8. Any other planning condition(s) considered necessary by the Director of Planning and Strategic Transport

Informatives

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

3.0 PROPOSAL AND LOCATION DETAILS

3.1 The proposal includes the following:

Change of use from dwelling house (Use Class C3(b) - defined as a residential use involving up to six people living together as a single household and receiving care) to supported living accommodation for vulnerable adults with learning difficulties comprising of 8 bedrooms and communal areas (C2 residential care home).

3.2 The proposal would provide independent living in a long-term home for its residents. There are no facilities for live-in carers and the property will be staffed on a shift basis by non-resident staff. There would be a total of 2 staff on site at any one time. There would be 1 parking space for staff on the existing front garden forecourt area. Only 4 visitors would be allowed at any one time during daytime hours.

3.3 To facilitate the change of use it is proposed to demolish the existing garage and rear conservatory and lean-to and erect a single storey side and single storey rear extension.

Site and Surroundings

3.3 The site comprises a detached residential property located to the south east side of Dornton Road. It sits in a row of traditional dwellings which all share similar roof forms with strong architectural features such as bay windows, sash windows, decorative barge boards to the front gable and soldier course detailing. The dwelling and road has an attractive appearance. Notwithstanding, the building is not listed or locally listed and does not sit within a conservation area or local heritage area. The site has a long rear garden with mature trees and vegetation.



Fig 1: Aerial street view highlighting the proposed site and the surrounding plot layouts



Figure 2 – Front elevation of 7 Dornton Road

- 3.5 There is an existing garage and parking bay on the front forecourt. The site has a Public Transport Accessibility Level of 3 (moderate).
- 3.6 There are no specific local plan policies relevant to the application site. The site has potential for groundwater flooding to occur at the surface.

Planning History

- 3.7 19/01390/FUL Change of use to supported living accommodation for vulnerable adults comprising of 9 bedrooms and communal areas. Erection of single storey side/rear extensions and roof extensions. Application withdrawn by agent after concerned raised to the proposed roof extensions.

4.0 SUMMARY OF KEY REASONS FOR RECOMMENDATION

- The principle of the development is acceptable – with sufficient justification for the proposed form of care accommodation having been submitted.
- The proposed extensions would have no harmful impact on the appearance of the existing house or visual amenities of the wider area.
- The proposed extensions would cause no harm the adjacent properties by way of causing any loss of light, outlook or privacy. The change of use would not materially impact on existing amenities of neighbouring residential occupiers.
- The transport impacts of the proposed use would be acceptable. Impact on highway safety and efficiency would not be significantly altered.

5.0 CONSULTATION RESPONSE

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

Network Rail

5.2 No comments received.

6.0 LOCAL REPRESENTATION

6.1 The application has been publicised by 22 letters of notification to neighbouring properties in the vicinity of the application site. The number of representations received from neighbours in response to notification and publicity of the application are as follows:

No of individual responses: Objecting: 17 Supporting: 0 Comment: 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>Transport and parking</i>	
Insufficient parking provision	Addressed in Section 8.20 of this report.
Increased noise, traffic and parking from staff and visitors	Addressed in Section 8.21 of this report.
How will refuse be stored?	There is a sizable forecourt at the front of the building on site where bins can be stored as per the current situation and that of other properties in this road.
Road used as a cut through whereby the speed limit is not observed – the road is not suitable for vulnerable people.	Addressed in Section 8.22 of this report.
<i>Appearance</i>	
Overdevelopment of the site	The application proposes minor extensions to the existing building which do not constitute an overdevelopment of the site.
Roof out of keeping with street/neighbouring buildings. Remove chimney and eaves boards – loss of original features and architectural heritage.	No alterations are proposed to the roof, chimney or eaves boards. Planning application 19/1390/FUL which did propose roof alterations has been withdrawn by the applicant.
Within a designated Area of Special Character.	As per the current Croydon Local Plan 2018, the site is no longer situated within any designated heritage area.

<i>Residential amenity</i>	
Loss of light to the adjacent properties as a result of the extensions	Addressed in Sections 8.15 and 8.16 of this report.
Noise disturbance from the residents	Addressed in Section 8.17 of this report.
Increase in antisocial behaviour as at the existing HMOs and sense of fear	Addressed in Section 8.17 of this report.
<i>Other matters</i>	
Loss of family home – the proposal is not policy compliant	Addressed in Section 8.2 of this report
Croydon has a high number of care homes	Need for the proposed use is addressed in Section 8.4 – 8.9 of this report.
5 properties between 1-20 Dornton Road are HMOs. Including No.7 will make 30%. Disproportionate	Each planning application is determined on its own merits in consideration of the relevant planning policies. The proposal seeks permission for a care home not an HMO.
No engagement with the community	Neighbours were notified of the application in accordance with the required national guidelines. Applicants are encouraged to engage with local residents, but it is not a planning requirement.
Fire risk and safety of occupiers	The development would need to comply with required standards for emergency exit. Not a material planning consideration.
Adverse effect on the value of other properties in the are	Not a material planning consideration

6.3 The following Councillor has made representations:

- Cllr Maria Gatland (South Croydon Ward Councillor) objected to the proposal and referred it to Planning Committee for determination:
 - The physical changes to a lovely old house will have a negative impact on a road that until recently was a road of special character.

- The road houses a number of HMOs already and to add another changes the balance of the road. We are already aware of the problems this can cause in some roads in our ward already.

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), 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:

- Delivering a wide choice of high-quality homes
- 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 2015

- 3.5 Quality and design of housing developments
- 3.8 Housing choice
- 5.12 Flood risk management
- 5.13 Sustainable drainage
- 6.3 Assessing effects of development on transport capacity
- 6.9 Cycling
- 6.13 Parking
- 7.2 An inclusive environment
- 7.4 Local character
- 7.6 Architecture

7.5 Croydon Local Plan 2018

- SP2 - Homes
- DM2 – Residential Care and nursing homes
- SP4 – Urban Design and Local Character
- DM10 - Design and character
- DM13 - Refuse and recycling
- SP6 – Environment and Climate Change
- DM23 - Development and construction
- DM25 – Sustainable drainage systems and reducing floor risk
- 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 (SPD2) April 2019

8.0 MATERIAL PLANNING CONSIDERATIONS

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

1. Principle of the change of use
2. Impact on visual amenity
3. Impact on neighbouring occupiers
4. Traffic and Highways
5. Flood risk

Principle of the change of use

- 8.2 The building currently has a lawful use as a single-family dwelling house. Policy DM1 (Housing choice for sustainable communities) does not permit the conversion of houses with 3 bedroom homes (as originally built) or the loss of homes smaller than 130m². Furthermore SP2.2 g (Homes) sets out that no net loss of homes would be acceptable. The property was built as a 4 bedroom house and has an internal floorspace of more than 146sqm. The change of use is considered acceptable in terms of Policy DM1 as it would not result in the loss of a small family house. Furthermore, whilst there would be the loss of a family house, the proposal would provide homes for residents and so is not contrary to the strategic approach on the provision of homes.
- 8.3 The applicant, Trinity Care Service Ltd, offer a care service for vulnerable adults, particular adults with learning difficulties and physical disabilities in a domiciliary care setting. This includes those with health conditions (such as epilepsy or diabetes). Service user's age range would be between 18 and 40, and these users would require 24 hour support. The applicant has confirmed that the development would be used by residents within the London Borough of Croydon.
- 8.4 London Plan Policy 3.1 recognises a commitment to ensuring equal life chances for all Londoners and Policy 3.8 states that Londoners should have a genuine choice of homes which meet their requirements for different sizes and types of dwellings in the highest quality environments. Policy SP2.7 of the Croydon Local Plan (2018) states that the Council will seek to ensure that a choice of homes is available in the borough that will address the borough's need for homes of different sizes; including working with partners to facilitate the provision of specialist and supported housing for elderly and vulnerable people. Policy DM2.1 advises that planning permission for new residential care or nursing homes will only be granted if there is a need for the particular services provided by the home in supporting with the care of residents of Croydon.
- 8.5 Explanatory text to Policy DM2.1 advises that where there is an identified demand for residential care bed spaces, the council will support provision of this type of housing. The Policy references two key supporting documents underpinning the policy; Croydon's Market Position Statement (2015) and the Care Home Forecast (2015).

- 8.6 The Market Position Statement sets out an assessment of local need for residential care for the elderly and vulnerable people in the Borough. Regarding adults with learning disabilities, in 2015 there were 5,816 adults in the 18-64 age range with learning disabilities and this is predicted to rise to 6,408 by 2030. People predicted to have moderate or severe learning disabilities in Croydon rises from 1,328 in 2015 to 1,475 in 2030. Adults with physical disabilities are also predicted to rise in this period. This document highlights that private landlords play an important role in supplying the accommodation where clients of housing related support live and that the Council will seek to support bids to provide small cluster schemes of 6-10 flats for people with physical disabilities and people with learning difficulties.
- 8.7 The Care Home Forecast (2015) indicates that within the global learning disability category there were 1,328 people aged 18-64 at 2015, predicted to rise to 1,381 in 2020 and 1,475 in 2030. Croydon presently has 490 bed spaces to meet this need. There are 107 in-borough placements and 163 out of Borough placements. The predicted bed spaces required in 2020 is 281, rising to 300 by 2030.
- 8.8 This evidence therefore suggests that there is current and future demand for the additional bed-spaces the subject of this proposed development.
- 8.9 Given this policy position, there is no objection to the principle of the use as a care home. However, as there is less need for other forms of care establishments (across other client groups) it would be reasonable to limit the proposed C2 use to adults with learning and physical difficulties.

Impact on visual amenity

- 8.10 The physical alterations to the building include the demolition of the existing attached garage and rear conservatory and lean-to and the erection of a replacement single storey side extension and a new rear single storey extension.



Figure 1 Proposed ground floor plan

- 8.11 The existing garage extends to the side boundary and has a mono-pitched lean-to style roof over. The proposed side extension would be similar in appearance, comprising a similar lean-to style roof albeit with an overall greater height. It would be slightly set back from the main front elevation. Overall it would be subservient in massing and appearance to the original building and would not be overly prominent within the wider street scene. It would be finished in matching external materials.
- 8.12 To the rear the existing conservatory and lean-to would be removed and replaced with a single storey extension which would have a flat roof and would also be finished in brick to match the existing building. The extension would not be visible within the public realm. It would be subservient to the existing building which would continue to sit within a sizable garden setting.
- 8.13 The alterations to the building would have no impact on the attractive architectural features of the original building. The decorative features to the frontage would be retained.
- 8.14 The development will have no harmful impact on the visual amenities of the area.

Impact on Neighbouring Occupiers

- 8.15 No.5 Dornton Road – The side extension would have no impact on the amenity of No.5. The rear single storey extension would have a depth of 4m and height of 3.3m with no windows in the side elevation. It would be located 1m from the side boundary with No.5. No.5 has an existing single storey rear extension and it is noted that under permitted development single storey rear extensions of 4m in depth can be added to domestic dwellings without requiring planning permission. Given the location and scale of the extension, there would be no harm to the amenity of No.5 by way of causing any undue loss of outlook, light or privacy.
- 8.16 No.9 Dornton Road - The side extension would replace the existing garage. It would have an eaves height of 2.9m with a roof that pitches away from the boundary and no windows in the side elevation. The rear extension would be situated 2.7m from the boundary with No.9 and would have a height of 3.3m. Given the scale and location of the extensions, there would be no harm caused to the amenity of No.9 by way of any loss of outlook, light or privacy.
- 8.17 In terms of noise and disturbance, the proposal is for a residential use in a residential area and therefore the residential character of the area would be suitably maintained by the development. There is no reason to believe that the proposal would result in increased antisocial behaviour. There would always be two staff on site to ensure the wellbeing of the occupiers.
- 8.18 Overall, the proposals would cause no undue harm the residential amenity of nearby properties.

Traffic and Highways

- 8.19 Chapter 9 of the NPPF seeks to promote sustainable transport. Policy 6.13 of the London Plan indicates that a balance should be struck between promoting development and preventing an excessive parking provision. Croydon Local Plan Policy DM29 advises that to promote sustainable growth in Croydon and reduce the impact of traffic congestion, development should promote measures to increase the use of public transport, cycling and walking. Policy SP8.17 advises that the Council will apply the parking standards as set out in the London Plan. It is noted however that for the proposed use, no specific standards are set.
- 8.20 The applicant has stated that due to their disabilities, the service users would not be able to drive. Supporting information to the application states that there would be 2 staff on site at any one time. There would be space for 1 staff member to park on site. It is anticipated that the second member of staff (and visitors) could travel by public transport being in an area with a moderate PTAL of 3 (500 meter walk from South Croydon Station and 120-180 meters from bus stops on Croham Road. The site is located within a Controlled Parking Zone whereby staff and visitors could pay to park for up to 8 hours. During the daytime it has been observed by officers that parking stress in the area within the CPZ is very low. Therefore it is considered that the proposed parking arrangement is wholly adequate and that the proposal would not cause any harm to the highway network.
- 8.21 The proposal would see two members of staff on site at any one time and the supporting information states that there would be up to 4 visitors at any one time. As such it is not considered that the proposal would have any significant impact in terms of noise or traffic generation.
- 8.22 Objectors have commented that the road is used as a cut through where the speed limit is not upheld and therefore the road is not suitable for vulnerable people. This is the existing situation. The planning system cannot police how drivers use the roads or whether they respect highway laws.
- 8.23 Refuse storage – The residents would live independently but share cooking facilities. In terms of waste disposal, the use is comparable to a HMO with only a shared kitchen. As such, advice from waste colleagues suggests that the development for 8 residents would generate a need for 384litres of general waste storage (up to 2 wheelie bins), 768litres of dry recycling storage (just over 2 wheelie bins) and 37litres of food waste storage (small wheelie bin). There is a sizable forecourt at the front of the building on site where bins can be stored as per the current situation and that of other properties in this road. Full details of refuse storage to ensure there is an adequate amount that is well screened in the street scene would be required by condition.

Flood Risk

- 8.24 The site is located within an area with potential for groundwater flooding to occur at the surface and an area at very low risk of surface water flooding. Despite the finding of the submitted Flood Risk Assessment (FRA), details of resistance and resilience measures for the extensions will be required by condition. The FRA outlines that a water butt would be installed to mitigate against surface water flooding. This can be secured by condition.

Conclusions

- 8.25 The change of use to a C2 care home for adults with learning and physical difficulties is acceptable in principle and would not alter the residential character of the area or have any harmful increased impact on traffic generation, highway safety or the occupiers of adjacent properties. The proposed extensions would have an acceptable impact on the visual amenities of the area and would not have any adverse impact on the adjacent properties. The proposal accords with the relevant National, Strategic and Local Plan policies.
- 8.25 All other relevant policies and considerations, including equalities, have been taken into account.

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