

# 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 **Wednesday, 6 November 2019** at the rise of Planning Committee but not earlier than **8.30 pm** in **Council Chamber, Town Hall, Katharine Street, Croydon CR0 1NX**

JACQUELINE HARRIS BAKER  
Council Solicitor and Monitoring Officer  
London Borough of Croydon  
Bernard Weatherill House  
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[www.croydon.gov.uk/meetings](http://www.croydon.gov.uk/meetings)  
Tuesday, 29 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](mailto: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](http://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 24 October 2019 as an accurate record.

**3. Disclosure of Interest**

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

**4. Urgent Business (if any)**

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

**5. Planning applications for decision (Pages 9 - 12)**

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

**5.1 18/04568/FUL 1363 London Road, Norbury, SW16 4BE**  
(Pages 13 - 22)

Demolition of existing structure, erection of single storey.

Ward: Norbury and Pollards Hill  
Recommendation: Grant permission

**5.2 19/00126/FUL Land at junction of Hartley Down and Coulsdon Road (Pages 23 - 34)**

Erection of two storey detached dwelling-house with new vehicular access off Coulsdon Road and parking area with turntable.

Ward: Purley & Woodcote

Recommendation: Grant permission

**5.3 19/02094/FUL 38-40 Riddlesdown Avenue, Purley, CR8 1JJ (Pages 35 - 52)**

Erection of 1x three bedroom detached house and 4x flats (2x one bedroom, 2x two bedroom) at rear, formation of vehicular access onto Riddlesdown Road and provision of associated parking (Amended description).

Ward: Purley Oaks and Riddlesdown

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, 24 October 2019 at 7.15 pm in Council Chamber, Town Hall, Katharine Street, Croydon CR0 1NX

### MINUTES

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

**Also Present:** Councillor Andrew Pelling and Andy Stranack

### PART A

A90/19 **Minutes of the previous meeting**

**RESOLVED** that the minutes of the meeting held Thursday 10 October 2019 be signed as a correct record.

A91/19 **Disclosure of Interest**

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

A92/19 **Urgent Business (if any)**

There was none.

A93/19 **Planning applications for decision**

A94/19 **19/01724/FUL 6 Haling Park Gardens, South Croydon, CR2 6NP**

Retrospective application for the continued use of the existing outbuilding as a granny annexe.

Ward: Waddon

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

The Applicant, Mr Tim Holden spoke in support of the application.

Referring Ward Member Councillor Andrew Pelling spoke to the application.

Councillor Scott proposed a motion for **APPROVAL** of the application based on the officer's recommendation. There was an informative request for a condition to be set for appropriate building control recommendations for relevant regulations. Councillor Letts seconded the motion.

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

The Committee therefore **RESOLVED** to **GRANT** the application for the development of 6 Haling Park Gardens, South Croydon, CR2 6NP.

A95/19 **19/02090/FUL 32 Kingswood Way, South Croydon, CR2 8QP**

Alterations and erection of front porch, erection of dormer extension on front roof slope, erection of single/two storey rear extension at lower ground floor/ground floor levels and conversion to form 3 two bedrooms and 2 three bedroom flats with associated parking for 6 cars, cycle and refuse storage and amenity area.

Ward: Selsdon Vale and Forestdale

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

Mr Jeremy Butterworth spoke against the application.

Referring Ward Member Councillor Andy Stranack spoke against the application.

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

The motion to approve was put forward to the vote and carried with all three Members voting in favour and two Members abstaining their vote.

The Committee therefore **RESOLVED** to **GRANT** the application for the development of 32 Kingswood Way, South Croydon, CR2 8QP.

A96/19 **19/02887/HSE 34 Portnalls Road, Coulsdon, CR5 3DE**

Erection of single/two storey front/side/rear extensions and enlargement of the roof to facilitate a loft conversion (partially retrospective application).

Ward: Coulsdon Town

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

Ms Sarah Wootton spoke against the application.

The Applicant, Mr Kasim Khan spoke in support of the application.

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

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

The Committee therefore **RESOLVED** to **GRANT** the application for the development of 34 Portnalls Road, Coulsdon, CR5 3DE.

The meeting ended at 8.51 pm

**Signed:**

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**Date:**

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## PLANNING SUB-COMMITTEE AGENDA

### PART 5: Planning Applications for Decision

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#### 1 INTRODUCTION

- 1.1 In this part of the agenda are reports on planning applications for determination by the 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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**PART 5: Planning Applications for Decision**

**Item 5.1**

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**1.0 APPLICATION DETAILS**

Ref: 18/04568/FUL  
Location: 1363 London Road, Norbury, SW16 4BE  
Ward: Norbury and Pollards Hill  
Description: Demolition of existing structure, erection of single storey rear extension (corrected description).  
Drawing No. 0002/1363LOND-02 (Submitted 18/09/2019).  
Applicant: Mr Khan  
Agent: Mr Ilkkan Bellikli, Go To Professional Services  
Case Officer: Dean Gibson

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1.1 This application is being reported to Planning Committee because the Late ward Councillor Maggie Mansell (objecting) has made a representation in accordance with the Committee Consideration Criteria and requested Committee consideration.

1.2 The delay in reporting the application was to allow the applicant to submit accurate 'existing' plans with respect to the application. These were received 18 September 2019.

**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 drawing except where specified by conditions.
2. Matching bricks to be used in construction of extension.
3. Windows frames and door to be formed of timber.
4. Details of refuse storage to be approved and provided on site.
5. Time limit of 3 years
6. Any other planning condition(s) considered necessary by the Director of Planning and Strategic Transport

**Informatives**

- 1) Any 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:

- Demolition of unauthorised rear timber and Perspex structure and erection of a rear single storey brick extension.
- The extension would accommodate a Prep Area and Customer Counter and a WC for the existing ground floor use.

#### Site and Surroundings

3.2 The site is the ground floor shop unit of a four storey terraced building on the western side of London Road. The premise is in use as an A3 Use Class. The rear of the building has a timber and Perspex ground floor single storey extension attached to it, which does not benefit from planning permission, but which would be demolished as part of the current application proposal and replaced with a brick ground floor single storey extension. The site backs onto a service road that is accessed from the north on Tylecroft Road and which leads to Sherlock Close further to the south-west of the site. This part of London Road is designated as Secondary Retail Frontage. The site is within Norbury District Centre. The site is within the London Road (Norbury) Local Heritage Area. The site is within an Archaeological Priority Zone. The three roads behind the site, Northborough Road, Palmers Road and Tylecroft Road are residential in character.

Fig 1: Aerial street view showing extent of site





### **Relevant Planning History**

- 3.3 15/00626/P – Granted planning permission 18/06/2015 for continued use for purposes within Class A3 Restaurant with alterations to front facade – shopfront.
- 3.4 15/05200/A – Granted advertisement consent 19/01/2016 for retention of illuminated fascia sign.
- 3.5 15/05268/P – Granted planning permission 19/01/2016 for retention of bi-folding shop front and removal of existing shutters.
- 3.6 16/04940/FUL – Granted planning permission 05/12/2016 for Retention of awning.

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

- The design and appearance of the extension is appropriate, respecting the character of the surrounding area.
- The living conditions of adjoining and nearby occupiers would be protected from undue harm subject to conditions.
- Historic England are satisfied that the proposal would not harm the archaeological interest of the site and

### **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 16 letters of notification to neighbouring properties in the vicinity of the application site.
- 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: 2    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:

<b>Objection</b>	<b>Officer comment</b>
<b>Breaches of Planning Control</b>	
Thea applicant is in breach of the original planning permission	See paragraphs 8.2 and 8.8 of the report.

15/00626/P which did not give it permission to allow shisha smoking inside the premises.	
A previous owner was fined for the breach of the anti-smoking legislation. Further transgression occurred on the evenings of 26 and 27 June 2019.	See paragraphs 8.2 and 8.8 of the report.
Works have already commenced on site and extension has been used to accommodate customers.	See paragraph 8.2 of the report.
<b>Noise</b>	
Loud music playing in rear of the premises in the small hours of 20 and 21 June 2019 was reported to the Council.	See paragraph 8.9 of the report.
Residents have endured high noise levels over summer months.	See paragraph 8.9 of the report.

- 6.4 The Late Councillor Maggie Mansell objected to the application and Referred it to Planning Committee for decision on the basis of the health implications of alleged shisha smoking inside of the premises and use of the rear as a shisha garden.
- 6.5 Historic England were consulted on archaeology and have no requirement for any archaeological investigation to be undertaken.

## **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;
- Achieving well-designed places.
- Conserving and enhancing the historic environment.

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

7.4 Consolidated London Plan 2016

- 5.3 Sustainable design and construction
- 7.2 An inclusive environment
- 7.4 Local character
- 7.6 Architecture
- 7.8 Heritage Assets and Archaeology

7.5 Croydon Local Plan 2018

- SP1 – Places of Croydon
- DM41 – Norbury
- SP4 – Urban Design and local character
- DM10 - Design and character
- DM18 – Heritage Assets and Conservation
- SP6 – Environment and climate change

**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. Residential Amenity for Neighbours
4. Sustainability and Environment
5. Archaeology

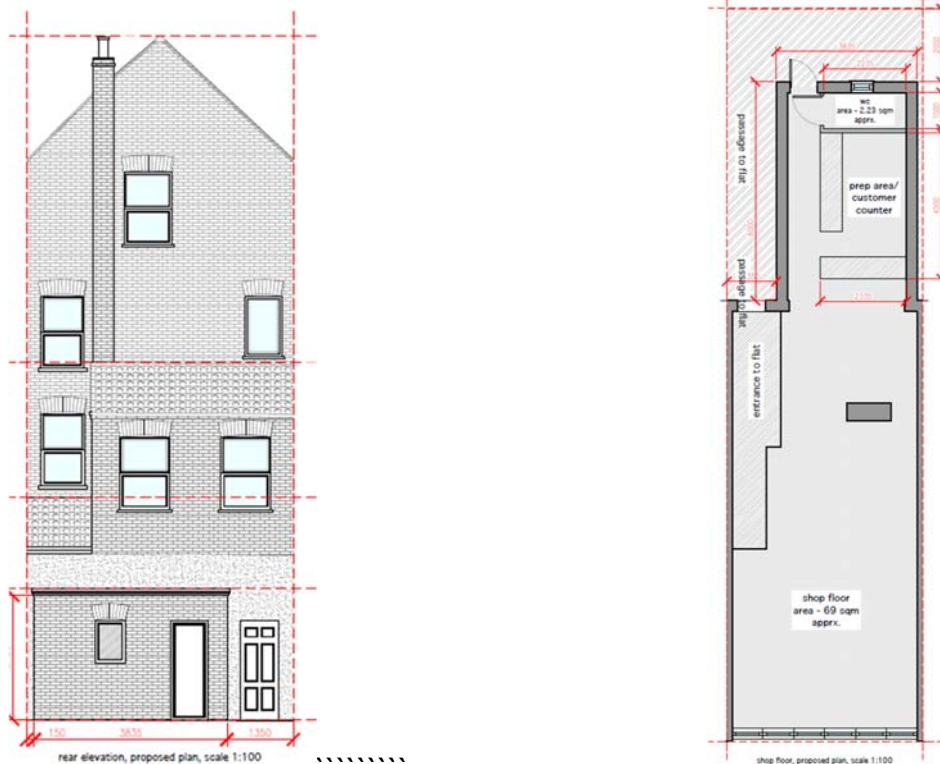
**Principle of Development**

8.2 The A3 Use of the ground floor was established under the planning permission 15/00626/P. The current application is not concerned with the use of the ground floor only a rear single storey extension to the A3 Use. The existing rear single storey extension does not benefit from planning permission. While the Council does not condone the erection of that extension without the benefit of planning permission, the current application would result in the demolition of that extension and so would resolve the issue.

8.3 The floor area of the proposed extension would be 22.98 square metres. There is no policy objection to the proposed increase of floor area to the existing A3 Use Class.

### **Townscape and Visual Impact**

8.5 There is no objection to the demolition of the existing timber and Perspex ground floor extension. It does not benefit from planning permission and has no architectural merit. The proposed extension would be 6 metres in depth, 3.83 metres in width, and 2.48 metres in height. The extension would be proportionate to the existing rear elevation of the building. Several of the other buildings in the rear terrace has extensions of similar size. The extension would be formed of brick to match the existing building and this can be secured by condition. The materials of the window frames and rear door to the site have not been specified, but as the site is within a Local Heritage Area then timber would be considered an appropriate material. This matter can be secured by condition.



8.6 Overall it is considered the proposed extension would be of an acceptable design and appearance in the context of the site and surroundings. As the extension is proposed to the rear of the building and would back onto a service road then it would not adversely affect the architectural quality of the London Road frontages within the Local Heritage Area.

### **Residential Amenity for Neighbours**

- 8.7 The extension would be at ground floor only and the ground floors of the adjacent London Road properties are in retail use. Therefore, no adverse loss of light, loss of outlook, or loss of privacy would result from the proposed extension.
- 8.8 With regard to the concerns raised about alleged shisha smoking on site, the previous planning permission Ref: 15/00626/P was not subject to any condition which prohibited smoking within the premises as this would not be a matter for planning legislation, but rather the relevant health and safety legislation which prohibits smoking in premises such as cafes.

### **Noise and Disturbance**

- 8.9 The current application relates to the erection of an extension only, rather than the A3 Use, which has been established by the previous planning permission Ref: 15/00626/P. However, that planning permission was subject to conditions which sought to protect residents from undue noise and disturbance. The Council has a planning enforcement team who can investigate any alleged breaches of planning control.
- 8.10 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.

### **Environment and Sustainability**

- 8.11 The small size of the proposed extension means it would not be subject to any specific sustainability requirements.

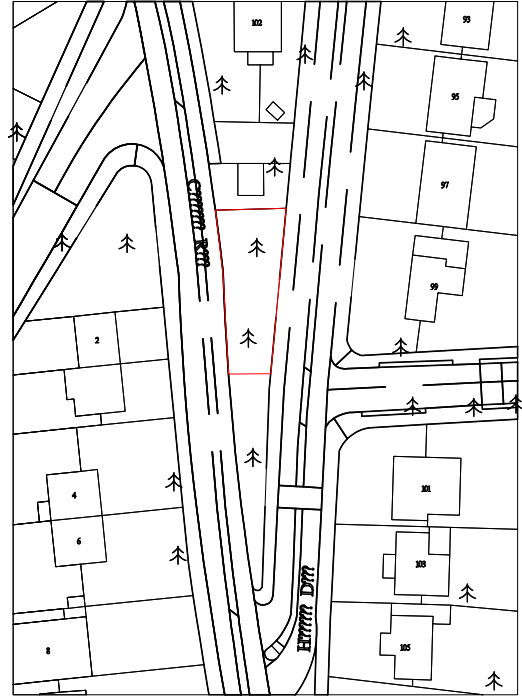
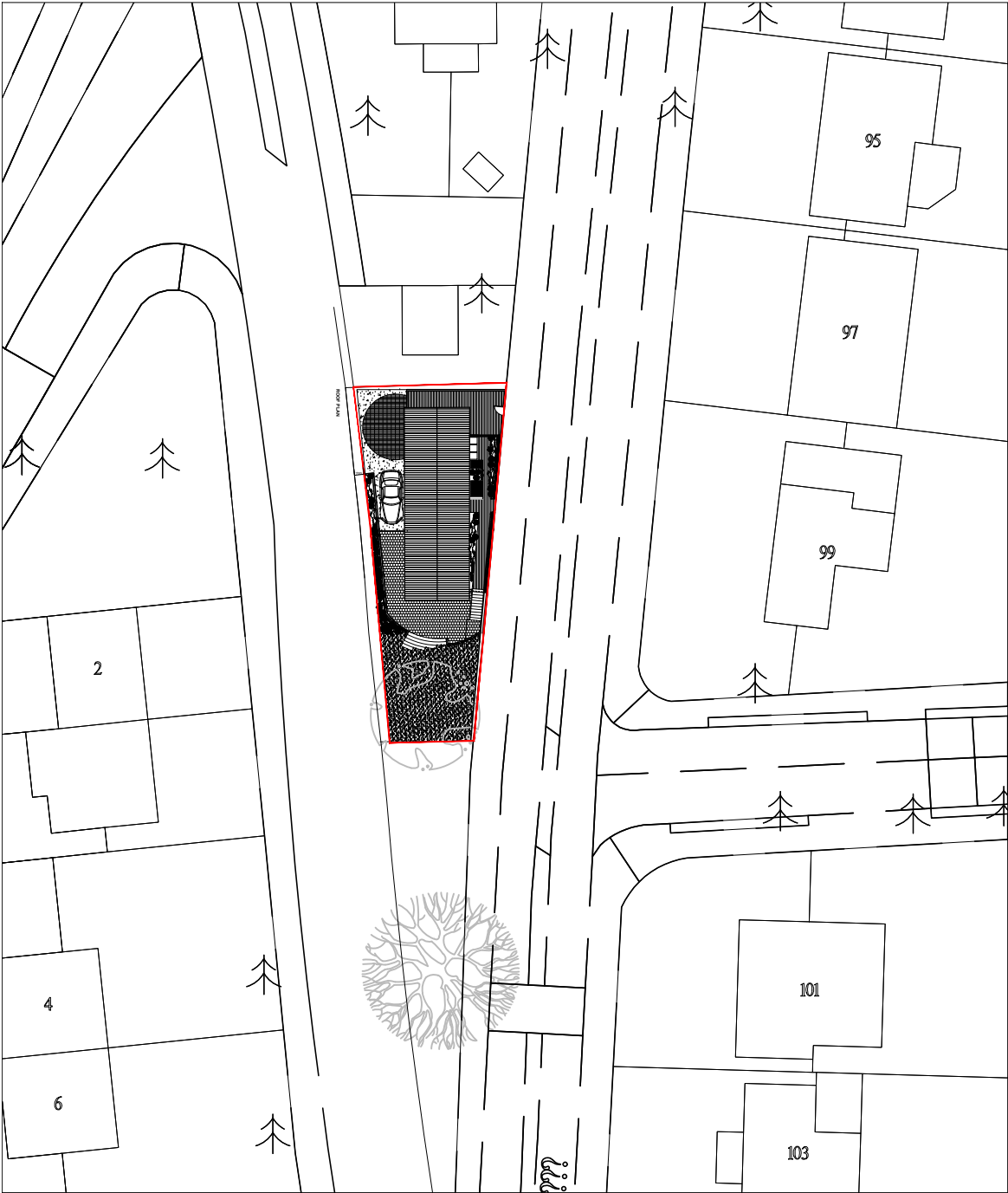
### **Archaeology**

- 8.12 Policy DM18.9 of the Croydon Local Plan requires due regard to be given to preserving archaeological remains. As referred to above Historic England (Archaeology) have no objection to the proposed development and require no archaeological assessment.

### **Conclusions**

- 8.13 The principle of development is considered acceptable within this area. The design of the extension would ensure its appearance respects the character of the surrounding area and would have no adverse effect on the Local Heritage Area. The extension would have no adverse impacts on neighbouring occupiers. Therefore, the proposal is considered to be in accordance with the relevant policies of the London Plan and the Croydon Local Plan.

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



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Rev	Description	By	Date

**MIBAC**  
 MIKE BLISS ARCHITECTURE  
 Vector House, Oxted, Surrey, RH8 0RP  
 T: 01883 717237 M: 07768 156406  
 E: mike@mikeblissarchitecture.co.uk  
 www.mikeblissarchitecture.co.uk

Client	Nathan Harding		
Project	Land at Junction of Hartley Down and Stotts Nest Road		
Drawing	Site Location and Block Plan		
Drawing No	112/001/PA/100B		
Drawn	Scale	Date	
MRB	1:1250-500@A4	Sept 19	

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**PART 5: Planning Applications for Decision****Item 5.2****1 SUMMARY OF APPLICATION DETAILS**

Ref: 19/00126/FUL  
Location: Land at junction of Hartley Down and Coulsdon Road  
Ward: Purley & Woodcote  
Description: Erection of two storey detached dwelling-house with new vehicular access off Coulsdon Road and parking area with turntable  
Drawing Nos: 112/001/PA/100, 112/001/PA/120, 112/001/PA/121, 112/001/PA/122, 112/001/PA/210A, 112/001/PA/211A, 112/001/PA/300  
Applicant: Mr Harding  
Agent: Mr Mike Bliss  
Case Officer: Emily Holton-Walsh

- 1.1 This application is being reported to Sub Committee as objections above the threshold in the Committee Consideration Criteria have been received.

**2 RECOMMENDATION**

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

**Conditions**

- 1) Development to be carried out in accordance with the approved drawings and reports except where specified by conditions.
- 2) Materials to be submitted with samples.
- 3) Landscaping scheme to be submitted including hard/soft landscaping, retaining walls, boundary treatments and planting as boundary screening, SUDs techniques.
- 4) Construction Logistics Plan to be submitted for approval.
- 5) Details of visibility splays and turning table to be submitted for approval.
- 6) Car parking and cycle parking to be provided as specified by approved drawings.
- 7) Removal of permitted development rights for enlargements and outbuildings
- 8) No additional windows in the flank elevations
- 9) 19% reduction in carbon emissions
- 10) Water usage restricted to 110 litres per person per day
- 11) Commencement of development within three years of consent being granted
- 12) Any other planning condition(s) considered necessary by the Director of Planning and Strategic Transport

**Informatives**

- 1) CIL liability
- 2) Code of Practice for Construction Sites
- 3) Any other informative(s) considered necessary by the Director of Planning and Strategic Transport

### 3 PROPOSAL AND LOCATION DETAILS

#### Proposal

3.1 The proposal comprises the following:

- Erection of two storey detached dwelling-house
- New vehicular access off Coulsdon Road and parking area with turntable
- Cycle storage provided at lower ground floor level, accessed off Coulsdon Road
- Bin storage provided at the front of the proposed dwelling facing Hartley Down.

3.2 Amended plans have been received during the course of the application, amending the appearance and materiality of the proposed building. However, the nature of these changes did not require re-consultation of neighbouring residential occupiers, as the massing and siting of the building was proposed to remain unaltered.

#### Site and Surroundings

3.3 The site is an area of vacant land at the junction of Hartley Down and Stoats Nest Road/Coulsdon Road, bounded to the east and west by the adjacent roads. The site is currently overgrown with shrubbery and a number of trees. A garage belonging to 102 Hartley Down borders the site to the north, with an electricity sub-station beyond. Land levels are uneven across the site and fall steeply from east to west, downwards towards Stoats Nest Road. The site falls within a Surface Water Critical Drainage Area and a 1000 Year Surface Water Flood Risk Area as identified by the Croydon Local Plan (2018). Stoats Nest Road and Hartley Down are both Local Distributor Roads.

#### Planning History

3.4 In 2017, planning permission was refused for the erection of two bedroom two storey detached dwelling-house with integral garage: formation of vehicular access and associated vehicle turntable with cycle and refuse storage (LBC Ref 17/03325/FUL) for the following reasons:

- 1. The development, by reason of its scale, massing, design, siting and cramped layout would constitute an overdevelopment of the site which would appear a visually dominant element in the street-scene. This would be therefore be out of keeping and harmful to the character of the locality, conflicting with Policies UD2, UD3 and H2 of the Croydon Replacement Unitary Development Plan (The Croydon Plan 2006) Saved Policies 2013, policy SP4 of the Croydon Local Plan: Strategic Policies 2013 and policies 7.1, 7.4, 7.5 and 7.6 of the London Plan (consolidated with amendments since 2011)*
- 2. The development would result in sub-standard accommodation by reason of inadequate internal floor layouts, inadequate private amenity space and inadequate light, outlook and privacy for future occupiers and would thereby conflict with Policy SP2.6 of the Croydon Local Plan: Strategic Policies (2013), Policy 3.5 B&C of the London Plan (Consolidated with alterations since 2011), the Housing Supplementary Planning Guidance (March 2016) and Nationally Described Space Standards (2015)*

3.5 More recently in 2018, planning permission was refused for the erection of two storey detached dwelling-house with new vehicular access off Coulsdon Road and parking area (LBC Ref 18/02238/FUL) for the following reasons:

1. *The development, by reason of its footprint, massing, design, siting and cramped layout, would constitute an overdevelopment of the site which would appear a visually dominant element in the streetscene. This would be therefore be out of keeping and harmful to the character of the locality, conflicting with policies 3.5, 7.1, 7.4, 7.5 and 7.6 of the London Plan (consolidated with amendments since 2011), policies SP4.1, SP4.2, DM13 and DM10 of the Croydon Local Plan (2018)*
2. *The development would result in sub-standard accommodation by reason of inadequate amenity space and inadequate privacy for future occupiers and would thereby conflict with Nationally Described Space Standards (NDSS), policy 3.5 of the London Plan (consolidated with alterations since 2011), the London Housing SPG and DM10 of the CLP (2018)*

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

- The principle of residential development on the site would be acceptable;
- The design and appearance of the development would be appropriate;
- There would be no undue harm to the residential amenities of adjoining occupiers;
- The living standards of future occupiers would be acceptable and compliant with the Nationally Described Space Standards and the London Plan;
- The level of parking and impact upon highway safety and efficiency is acceptable.

#### **5 CONSULTATION RESPONSE**

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

#### **6 LOCAL REPRESENTATION**

6.1 Twenty letters were sent initially to adjoining occupiers when publicising the planning application. The number of representations received from neighbours and local groups in response to notification and publicity of the application were as follows:

No of individual responses: 55      Objecting: 54    Supporting: 1    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:

<b>Summary of objections</b>	<b>Response</b>
Overdevelopment	See para 8.10 – 8.13
Obtrusive by design and not in keeping	See para 8.10 – 8.13
Inappropriate location for a house	See para 8.10 – 8.13
Poor quality of accommodation	See para 8.16 - 8.18
Noise and disturbance	The proposal is for one dwelling and would not result in an unacceptable increase in noise or disturbance.

Reduction in the level of greenery and removal of vegetation	See paras 8.10
Concerns regarding road safety and visibility and traffic	See paras 8.19 – 8.21
Pressure on public services	The permission would be CIL liable and the contribution would assist with local services and infrastructure

## 7 RELEVANT PLANNING POLICIES AND GUIDANCE

7.1 In determining any planning application, the Council is required to have regard to the provisions of its Development Plan so far as is material to the application and to any other material considerations and the determination shall be made in accordance with the Plan unless material considerations indicate otherwise. The Council's adopted Development Plan consists of the Consolidated London Plan 2015, the Croydon Local Plan 2018 (CLP) and the South London Waste Plan 2012.

7.2 Government Guidance is contained in the National Planning Policy Framework (NPPF), issued in 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, including achieving well designed places that take the opportunities available for improving the character and quality of an area and the way it functions.

### 7.3 Consolidated London Plan 2015

- 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
- 5.1 Climate change mitigation
- 5.2 Minimising carbon dioxide emissions
- 5.3 Sustainable design and construction
- 5.7 Renewable energy
- 5.10 Urban greening
- 5.12 Flood risk management
- 5.13 Sustainable drainage
- 5.14 Water quality and wastewater infrastructure
- 5.15 Water use and supplies
- 5.16 Waste net self sufficiency
- 5.18 Construction, Demolition and excavation waste
- 6.3 Effects of development on transport capacity
- 6.9 Cycling
- 6.10 Walking
- 6.11 Smoothing traffic flow and tackling congestion
- 6.12 Road Network Capacity
- 6.13 Parking
- 7.6 Architecture
- 8.3 Community infrastructure levy

#### 7.4 Croydon Local Plan (adopted February 2018)

- SP2 – Homes
- DM1 – Housing choice for sustainable communities
- SP4 – Urban Design and Local Character
- DM10 – Design and character
- DM13 – Refuse and recycling
- SP6 – Environment and Climate Change
- DM23 – Development and construction
- DM24 – Land contamination
- DM25 – Sustainable drainage systems and reducing flood risk
- 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

#### 7.5 Suburban Design Guide Supplementary Planning Document (SPD) 2019

The SPD is a Housing Design Guide that provides guidance on suburban residential developments and extensions and alterations to existing homes across the borough. The SPD is a design guide for suburban developments likely to occur on windfall sites where existing homes are to be redeveloped to provide for several homes or proposals for building homes in rear gardens.

#### 7.6 Supplementary Planning Guidance

- London Housing SPG, March 2016
- National Technical Housing Standards, 2015
- National Planning Practice Guidance

### **8 MATERIAL PLANNING CONSIDERATIONS**

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

1. Principle of Development
2. Townscape and Visual Impact
3. Residential Amenity of Adjoining Occupiers
4. Residential Amenity of Future Occupiers
5. Highways and Transportation Issues
6. Environment and Sustainability

#### **Principle of Development**

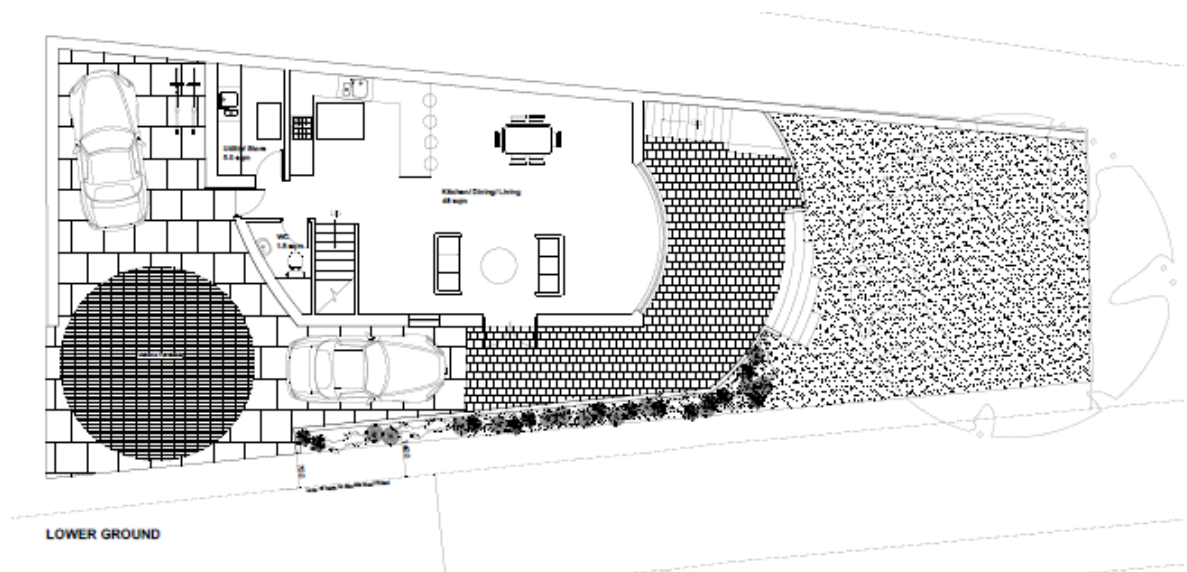
8.2 The London Plan and Croydon Local Plan identify appropriate use of land as a material consideration to ensure that opportunities for development are recognised and housing supply optimised. It is acknowledged that windfall schemes which provide sensitive renewal and intensification of existing residential areas play an important role in

meeting demand for larger properties, helping to address overcrowding and affordability issues.

- 8.3 Since the refusal of the previous planning application in 2017, the Council has adopted the Suburban Design Guide which now constitutes a material planning consideration in the determination of this application.
- 8.4 The Suburban Design Guide SPD provides guidance on suburban residential developments and extensions and alterations to existing homes across the borough. The guide sets out how residential development (including extensions and alterations) across the borough is part of a holistic strategy to deliver tangible public benefits to suburban communities.
- 8.5 With a growing population, there is a necessity to build more homes and Croydon is planning for 32,890 new homes by 2036, as set out in the CLP housing target, with around 1/3 of these arising out of windfall opportunities such as that associated with the current proposed development.
- 8.6 The application proposes residential redevelopment of a vacant parcel of land and seeks to provide a small family house (in the form of a 2 bedroom - 4 person unit). 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 complies with the relevant policies of the development plan, the principle of the residential development is supported.

### **Townscape and Visual Impact**

- 8.7 The site itself is constrained in terms of overall size, its location adjacent to two busy roads as well as its shape and the topography. The previous reasons for refusal advised that the development would be harmful to the character of the area, by way of its scale, massing, design and landscaping. The proposal was deemed to be significantly out of character with the prevailing pattern and type of development.



8.9 The revised scheme now proposes reduced scale and mass, with a lower height and a slender form, utilising the changes in level – with a new approach being adopted to overall architectural expression.

8.10 Looking at the context of the site, there is significant variation in the size, architectural style, materials and scale of the surrounding dwellings. As noted in the previous reports, there is generally space retained to the side of the dwellings in the vicinity, contributing to the wider verdant appearance of neighbouring sites and the immediate area. The proposed building would be unique in this location in terms of its architectural style, design and overall appearance and would be highly visible from a number of public vantage points – in view of its location at the junction of two roads. In terms of siting, the depth of the building has been reduced since initially submitted and officers are now satisfied that there should be sufficient space retained to the sides to maintain a general sense openness and for the provision of a high-quality landscaping to site boundaries.



*Building viewed from Coulsdon Road – Stoats Nest Road*

8.11 The proposed development would respond effectively to the changes in site level with car parking and lower ground floor day rooms being accessed off Coulsdon Road and upper floor bedrooms accessed off Hartley Down. This helps ensure that the proposed building would address both street frontages.

8.12 In terms of the architectural style and design of the proposed building, whilst it would be unique in the area, the proposed building would reference neighbouring materials palette - with the use of brickwork and light-coloured render. The Suburban Design Guide notes that character can change over time and acknowledges that well-designed proposals can have a positive effect on an area. This suggests that new dwelling types can be integrated into an existing community and pursued through development that references and reinforces existing architectural styles or introduces new well-designed architectural styles that add interest to the area. Officers are satisfied that the proposed scheme will add interest to the street-scene and the wider area and can be supported.

8.13 The proposed building is considered to be of an acceptable design. When viewed from Hartley Down, the building would present a single storey onto the street. The entrance to the building is well defined and interest is added to the elevation through the use of simple contrasting materials. The building would be set back from the boundary with Stoa's Nest Road and would be comparable in height and scale to the surrounding buildings. The placement and design of the windows, along with the material palette, adds interest to the appearance of this elevation. Overall, the proposed design is considered to be contemporary but with sufficient reference to the surrounding buildings so as not to appear as a visually intrusive addition.



*Building as viewed from Hartley Down*



8.14 Whilst the building would be of a noticeably different character to others in the street scene, as acknowledged within the SDG, buildings which introduce new architectural styles should be permitted, provided they are of a high quality. Furthermore, the NPPF advises that '*where the design of a development accords with clear expectations in plan policies, design should not be used by the decision-maker as a valid reason to object to development*'. On balance, the proposed scale, siting, design, and materiality of the proposed dwelling would be acceptable.

### **Residential Amenity of Adjoining Occupiers**

8.15 The relevant policies are policy 7.6 of the London Plan (consolidated with amendments since 2011) and DM10 of the Croydon Local Plan (2018).

8.16 The proposed dwelling would be well spaced from properties to the east and west in Hartley Down and Stoats Nest Road. Properties in Hartley Down are on a higher land level. It is not considered there would be harm through loss of light and outlook to the nearest occupiers of these properties. There is adequate spacing to 102 Hartley Down to the north, with no windows proposed in the northern elevation which would overlook their garden area. A condition could ensure this situation is retained for the lifetime of the development. The impact on the residential amenities of adjoining occupiers is acceptable.

### **Residential Amenity of Future Occupiers**

8.17 The relevant policies/supplementary documents are the Nationally Described Space Standards (NDSS), the London Housing SPG and DM10 of the CLP (2018)

8.18 The dwelling would exceed the required minimum floorspace for a two-bedroom two storey unit, as set out in the NDSS. The dwelling would have dual aspect and would be set away from the street sufficiently to ensure that there would be an acceptable outlook and level of privacy.

8.19 An area of private amenity space would be provided to the side and rear of the building. Whilst the usability of the space is restricted by the land levels, a level area of amenity space is proposed with steps up to a higher level. Overall, there would be sufficient useable space to serve the dwelling. The alterations, including the detailed landscaping, land levels and reduction in scale of the building are sufficient to overcome the previous reason for refusal.

### **Highways and Transport**

8.20 The relevant policies are policy 6.13 of the London Plan (consolidated with alterations since 2011) and SP8.15, SP8.17, DM30 of the Croydon Local Plan (2018).

8.21 The site is within an area of PTAL 1a/2 according to maps produced by TfL, indicating poor access to public transport links. Two parking spaces would be provided for the new unit, accessed off Coulsdon Road/Stoats Nest Road where a new vehicular access would be created. The parking provision is considered to be acceptable for a unit of this size given the PTAL rating.

8.22 Coulsdon Road/Stoats Nest Road is a busy road with fast flowing traffic and the site is in close proximity to junctions with Petersfield Crescent/Coulsdon Road and Hartley

Down/Coulsdon Road. Two parking spaces are provided, along with a turning circle, which would allow vehicles to exit onto Coulsdon Road in a forward gear. The access arrangements are acceptable to prevent vehicles having to reverse in/out onto the highway. A condition is recommended to secure details of visibility splays either side of the access and the details of the turning table. Cycle parking spaces have been provided in accordance with the London Plan. A Construction Logistics and Management Plan will also be secured by condition, given the location and nature of the site.

### **Trees and Landscaping**

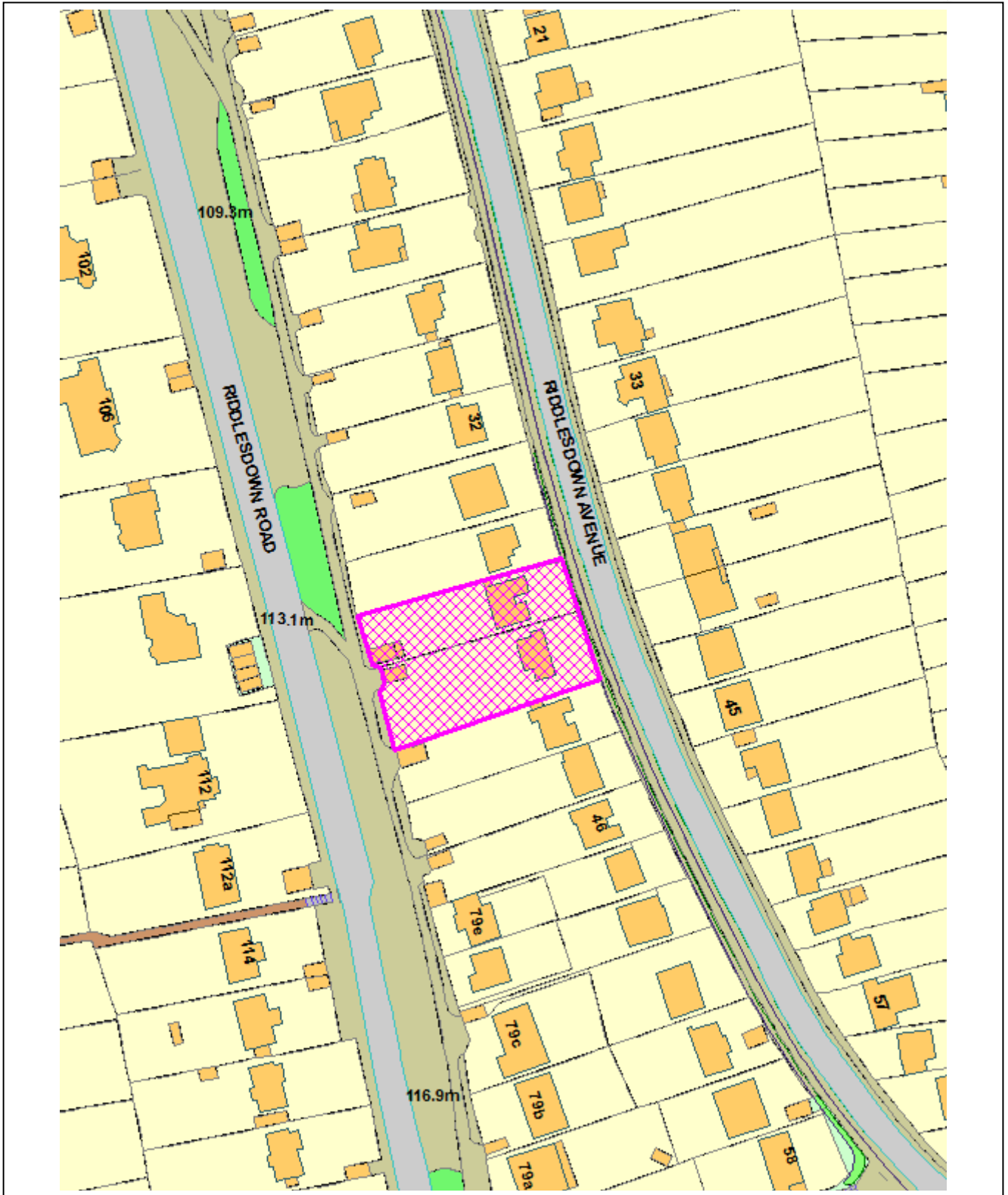
- 8.23 Chapter 11 of the NPPF seeks to conserve and enhance the natural environment. Saved Croydon Plan Policy UD14 states that landscape design should be considered as an integral part of any development proposals. London Plan Policy 7.21 states that existing trees of value should be retained and any loss as a result of the development should be replaced following the principle of 'right place, right tree'.
- 8.24 There are a number of trees and mature shrubbery on the site. The proposal would require the removal of most of the trees/shrubbery on the site. Given the location of the trees and their quality and consistent with the previously refused application, it is not considered appropriate to preserve the trees. The large tree on the boundary of the site is to be retained and an acceptable replacement planting and landscaping scheme will be required by the recommended condition.

### **Environment and Sustainability**

- 8.25 Conditions can be attached to ensure that a 19% reduction in CO2 emissions over 2013 Building Regulations is achieved and mains water consumption would meet a target of 110 litres or less per head per day.
- 8.26 The site falls within a Surface Water Critical Drainage Area and a Surface Water Flood Risk Area. A condition is recommended to secure details of SUDs to be incorporated into a landscaping scheme.
- 8.27 Given that the proposal is for a single family dwelling, there is ample space within the site from refuse storage. Collection arrangements would be broadly similar to those for the neighbouring residential properties, which would be acceptable.

### **Conclusions**

- 8.31 It is recommended that planning permission should be granted for the proposal, as it would be acceptable in all respects, subject to conditions.
- 8.32 All other relevant policies and considerations, including equalities, have been taken into account.



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**PART 5: Planning Applications for Decision**

**Item 5.3**

**1.0 SUMMARY OF APPLICATION DETAILS**

Ref: 19/02094/FUL  
 Location: 38-40 Riddlesdown Avenue, Purley, CR8 1JJ.  
 Ward: Purley Oaks and Riddlesdown  
 Description: Erection of 1x three bedroom detached house and 4x flats (2x one bedroom, 2x two bedroom) at rear, formation of vehicular access onto Riddlesdown Road and provision of associated parking (Amended description).  
 Drawing Nos: 002 (no.38) Rev C, 002 (no.40) Rev K, 003 Rev M, 109 Rev 7, 1797-001 Rev A, 1923-001 Rev A.  
 Applicant: Mr Dan Brown of 38 Riddlesdown Avenue  
 Case Officer: Nathan Pearce

	1B 2P	2B 3P	2B 4P	3B 4P	4B+	Total
Existing Provision					1	1
Proposed Provision	2		2	1		5

1.1 This application is being reported to Planning Sub-Committee because the Ward Councillor (Cllr Simon Hoar) and the Riddlesdown Residents Association have made representations in accordance with the Committee Consideration Criteria and requested Planning Committee consideration.

**2.0 RECOMMENDATION**

- 2.1 That the Planning Committee resolve to GRANT planning permission
- 2.2 That the Director of Planning and Strategic Transport 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. Details of facing materials
- 3. Details of car parking arrangements
- 4. Hard and soft landscaping to be submitted, to include semi-mature planting to boundary of 38
- 5. 19% reduction in CO2 Emissions
- 6. 110l Water Restriction
- 7. Permeable forecourt material
- 8. Tree protection

9. Visibility splays
10. Construction Logistics Plan
11. Accessible units and one wheelchair user dwelling
12. Sustainable urban drainage details
13. Windows restrictions
14. Emergency Vehicle Service plan
15. Tree survey
16. Archaeology
17. Cycle and Refuse storage
18. Removal of permitted development
19. Pedestrian access through to rear
20. Time limit of 3 years
21. Any other planning condition(s) considered necessary by the Director of Planning and Strategic Transport

### **Informatives**

- 1) CIL
- 2) Code of practise for Construction Sites
- 3) Written Scheme of Investigation informative
- 4) 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:

- Demolition of existing garages at rear of no.38
- Erection of a 3 bedroom detached house at the rear of no.38
- Erection of 4 x 1 and 2 bedroom flats at the rear of no.40 (Construction nearing completion). Permission has recently been granted for a four bedroom detached house on this plot (18/04911/FUL).
- Parking provision for 6 vehicles in front of the proposed buildings
- Provision associated refuse/cycle stores.

3.2 Amended plans were received showing an amended parking layout, internal and external alterations and amended landscaping layout. No reconsultation was needed because the amendments did not lead to a material change in circumstances. The application was also advertised as being at "38 Riddlesdown Avenue" whereas it is at 38-40 Riddlesdown Avenue. The published application information made clear that the proposal was to the rear of both properties and all relevant properties were notified of the proposal.

### **Site and Surroundings**

3.3 The application site is located to the rear of 38 and 40 Riddlesdown Avenue however the application site "fronts" the eastern side of Riddlesdown Road. The site at the rear of no.38 is currently occupied by dilapidated garages fronting an access road beyond a grass verge on the eastern side of Riddlesdown Road, serving the other properties and garages on this side of Riddlesdown Road. A

number of applications have been made for developments fronting Riddlesdown Road in this area. The site at the rear of no.40 is currently an unoccupied dwelling which is nearing completion following the granting of permission for a detached house (18/04911/FUL).

- 3.4 The surrounding area is residential in character, made up of single/two storey detached and semi-detached properties of varied character. 38 and 40 Riddlesdown Road are two storey detached dwellings. A number of detached single/two storey dwellings to the south of the application site have been constructed in the rear gardens of properties in Riddlesdown Avenue, fronting Riddlesdown Road. Land levels fall steeply from west to east and as such the properties located in Riddlesdown Avenue are located on a significantly lower land level to the application site.
- 3.5 The site is located within an Archaeological Priority Area as identified by the Croydon Local Plan 2018. Riddlesdown Road is a Local Distributor Road and area of surface water flood risk.



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

## **Planning History**

### **3.6 38 and 40 Riddlesdown Road**

18/04911/FUL - Permission Granted - Erection of four bedroom detached house at rear, formation of vehicular access onto Riddlesdown Road and provision of associated parking.

89/01706/P – Permission Granted – Erection of Double Garage.

17/04000/HSE – Permission Refused - Erection of two storey side extension, single storey rear extension and loft conversion.

18/04560/HSE – Permission Granted - Alterations, erection of two storey side/rear extension, single storey rear extension and domestic outbuilding.

#### *Neighbouring sites*

##### *44 Riddlesdown Avenue*

16/03789/P – Permission Granted – Erection of three bedroom detached house at rear.

##### *46 Riddlesdown Avenue*

16/02755/P – Permission Granted – Demolition of garages at rear; erection of three bedroom detached house with garage fronting Riddlesdown Road.

##### *42 Riddlesdown Avenue*

17/01054/FUL – Permission Granted – Erection of three bedroom detached dwelling at rear.

##### *36 Riddlesdown Avenue*

19/01654/FUL - Permission Refused - Erection of 3 bed detached dwelling house fronting Riddlesdown Road.

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

- The proposed development would create good quality residential accommodation that would make a positive contribution to the borough's housing stock and would make a small contribution to the Council achieving its housing targets as set out in the London Plan (2016) and Croydon Local Plan (2018) (CLP). The proposed development would provide an appropriate mix of units including 1x three-bed units and 2x two-bed four person units.
- The proposed development would be of an appropriate mass, scale, form and design that would be in keeping with its context, thus preserving the appearance of the site and surrounding area.
- The proposed development would not cause unacceptable harm to the amenities of neighbouring residential occupiers.
- The proposed development would not have an adverse impact on the operation of the highway.
- Subject to the imposition of conditions, the proposed development would not cause unacceptable harm to visual amenity of trees.
- Subject to conditions, the proposals would not have an adverse impact on flooding.
- Sustainability aspects can be controlled by conditions.

## **5.0 CONSULTATION RESPONSE**

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



## 6.0 LOCAL REPRESENTATION

6.1 The application has been publicised by 10 letters of notification to neighbouring properties in the vicinity of the application site. The number of representations received from neighbours, a Residents' Association and Local MP in response to notification and publicity of the application are as follows:

No of individual responses: 11    Objecting: 6                      Supporting:                      4  
 Comment: 1

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

Summary of objections	Response
<i>Principle of development</i>	
Overdevelopment and intensification	Addressed in the report at paragraphs 8.2 – 8.6
Loss of previously approved family home at rear of no.40	Addressed in the report at paragraph 8.5
Poor quality development	Addressed in the report at paragraphs 8.2 – 8.22
<i>Design</i>	
Out of character	Addressed in the report at paragraphs 8.7 – 8.13
Massing too big	Addressed in the report at paragraphs 8.7 – 8.13
Over intensification – Too dense	Addressed in the report at paragraph 8.6
Visual impact on the street scene (Not in keeping)	Addressed in the report at paragraphs 8.7 – 8.13
Accessible provision	Addressed in the report at paragraphs 8.34
Number of storeys	Addressed in the report at paragraphs 8.8
<i>Amenities</i>	
Negative impact on neighbouring amenities	Addressed in the report at paragraphs 8.14 – 8.22
Loss of light	Addressed in the report at paragraphs 8.14 – 8.22
Loss of privacy	Addressed in the report at paragraphs 8.14 – 8.22
Overlooking	Addressed in the report at paragraphs 8.14 – 8.22
Disturbance (noise, light, pollution, smells etc.)	Addressed in the report at paragraphs 8.14 – 8.22
Refuse store	Addressed in the report at paragraphs 8.23
<i>Traffic &amp; Parking</i>	

Negative impact on parking and traffic in the area	Addressed in the report at paragraphs 8.23 – 8.29
Not enough off-street parking	Addressed in the report at paragraphs 8.23 – 8.29
Negative impact on highway safety	Addressed in the report at paragraph 8.23 – 8.29
Refuse and recycling provision	Addressed in the report at paragraph 8.23
<i>Other matters</i>	
Construction disturbance	Addressed in the report at paragraph 8.29
Impact on archaeology	Addressed in the report at paragraphs 8.32
Impact on flooding	Addressed in the report at paragraph 8.33
Local services cannot cope	Addressed in the report at paragraph 8.36
Lack of affordable homes	Addressed in the report at paragraph 8.35
Impact on trees	Addressed in the report at paragraphs 8.30

6.3 Cllr Simon Hoar (Purley Oaks and Riddlesdown Ward) referred the application to committee and raised the following issues:

- Overdevelopment of the site
- Lack of parking
- Impact on highway safety
- Increased flood risk

6.3 The Riddlesdown Residents Association referred the application to committee and raised the following issues:

- Inadequate separation distances
- Lack of parking and difficult access for no.38 and 40 to parking spaces
- Concerns regarding the access road
- Flats would be an overdevelopment
- Lack of wheelchair access to upper flats
- Flooding and drainage concerns

## **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. Such 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 (February 2018), and the South London Waste Plan 2012.

7.2 Government Guidance is contained in the National Planning Policy Framework (NPPF) revised 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:

- Promoting sustainable transport;
- Delivery of housing
- Promoting social, recreational and cultural facilities and services the community needs
- Requiring good design.

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

7.4 Consolidated London Plan 2015

- 3.3 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
- 5.1 Climate change mitigation
- 5.2 Minimising carbon dioxide emissions
- 5.3 Sustainable design and construction
- 5.7 Renewable energy
- 5.10 Urban greening
- 5.12 Flood risk management
- 5.13 Sustainable drainage
- 5.14 Water quality and wastewater infrastructure
- 5.15 Water use and supplies
- 5.16 Waste net self sufficiency
- 5.18 Construction, Demolition and excavation waste
- 6.3 Effects of development on transport capacity
- 6.9 Cycling
- 6.10 Walking
- 6.11 Smoothing traffic flow and tackling congestion
- 6.12 Road Network Capacity
- 6.13 Parking
- 7.6 Architecture
- 8.3 Community infrastructure levy

7.5 Croydon Local Plan (adopted February 2018)

- SP1 – The places of Croydon
- SP2 – Homes
- DM1 – Housing choice for sustainable communities
- SP4 – Urban Design and Local Character
- DM10 – Design and character

- DM13 – Refuse and recycling
- SP6 – Environment and Climate Change
- DM23 – Development and construction
- DM24 – Land contamination
- DM25 – Sustainable drainage systems and reducing flood risk
- 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 Suburban Design Guide Supplementary Planning Document (SPD) 2019

The SPD is a Housing Design Guide that provides guidance on suburban residential developments and extensions and alterations to existing homes across the borough. The SPD is a design guide for suburban developments likely to occur on windfall sites where existing homes are to be redeveloped to provide for several homes or proposals for building homes in rear gardens.

#### 7.7 Other relevant Supplementary Planning Guidance as follows:

- London Housing SPG, March 2016
- National Technical Housing Standards, 2015

### 8.0 MATERIAL PLANNING CONSIDERATIONS

#### 8.1 The principal issues of this particular application relate to:

- The principle of the development;
- Impact of the development on the character and appearance of the area;
- Impact on residential amenities;
- Standard of accommodation;
- Highways impacts;
- Impacts on trees and ecology;
- Sustainability issues; and
- Other matters

#### The Principle of Development

#### 8.2 Both the London Plan and the NPPF place significant weight on housing delivery and focus on the roles that intensification and small sites in particular can play in resolving the current housing crisis. It is acknowledged that windfall schemes which provide sensitive renewal and intensification of existing residential areas play an important role in meeting the demand for additional housing in Greater London, helping to address overcrowding and affordability issues.

- 8.3 The site is a windfall site which could be suitable for sensitive renewal and intensification. The residential character of Riddlesdown Avenue and Riddlesdown Road consists predominantly of detached houses.
- 8.4 The proposal, has been designed to appear as two large houses which would maintain the overall character of neighbouring properties.
- 8.5 The proposal would provide 1 x 3 bed and 2 x 2 bed 4 person units which would provide adequate floorspace for families. Policy SP2.7 sets a strategic target of 30% of new homes to be 3-bedroom homes and CLP acknowledges that 2 bed, 4 person homes can be treated as family homes (in line with DM1.1) during the first 3 years of the Plan. The overall mix of accommodation would be acceptable and would result in a net gain in family accommodation.
- 8.6 Representations have raised concern over the intensification of the site and overdevelopment. The site is in a suburban setting with a PTAL rating of 1b and as such, the London Plan indicates that a suitable density level range is between 150-200 habitable rooms per hectare (hr/ha). Whilst the proposal would be in excess of this range (219 hr/ha), it is important to note that the London Plan indicates that it is not appropriate to apply these ranges mechanistically, and also provides sufficient flexibility for higher density schemes (beyond the density range) to be supported where they are acceptable in all other regards. In this instance the proposal is acceptable, respecting the character and appearance of the surrounding area, and does not demonstrate signs of overdevelopment (such as poor quality residential units or unreasonable harm to neighbouring amenity). As such the scheme is supported.
- 8.7 Policy DM10.4e states that 'In the case of development in the grounds of an existing building which is retained, a minimum length of 10m and no less than half or 200m<sup>2</sup> (whichever is the smaller) of the existing garden area is retained for the host property, after the subdivision of the garden.'
- 8.8 A minimum length of 10m will be retained from the rear of no.38 and no.40 to the subdivision boundary fences. More than half of the existing garden would be retained for the host property. The area at the rear of the existing garden is currently garages and this area is not considered to be existing garden when calculating the area. The existing rear garden of no.38 is 143m<sup>2</sup> and the proposed remaining rear garden would be 53m<sup>2</sup>.

The effect of the proposal on the character of the area and visual amenities of the street-scene

- 8.9 The existing garages are not protected from demolition by existing policies and their demolition is acceptable subject to a suitably designed replacement building coming forward. The proposal seeks to replace the garages at the rear of no.38 with 1 single dwelling building. The building at the rear of no.40 is already substantially complete. The scheme has been specifically designed to resemble houses of similar style to those adjoining. Officers are satisfied that the scheme respects the street-scene.

8.10 The height, scale and massing of the scheme would be acceptable, given that the site works well with the topography and would sit well with the adjoining properties.

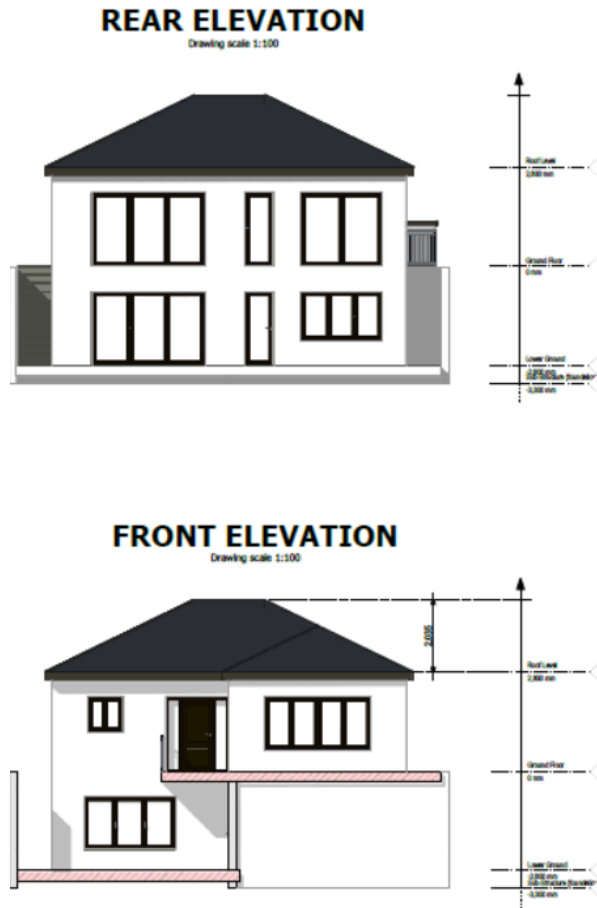


Fig 2: Front and rear elevation of the rear of no.38

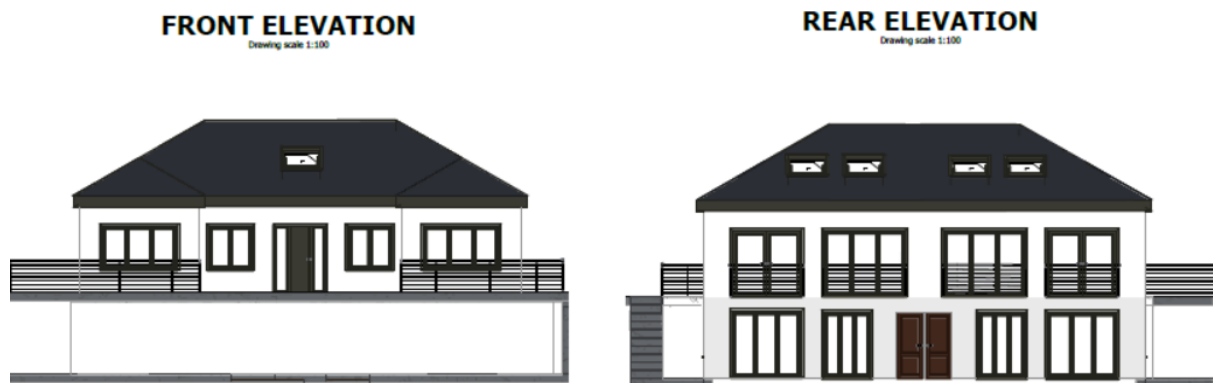


Fig 3: Front and rear elevation of the rear of no.40

8.11 The design of the buildings would incorporate a traditional styled appearance consisting of hipped roofs, maintaining the overall street scene with use of an appropriate materials palette.

8.12 Whilst the frontage would be given over to hard-standing to allow for off street parking there would be some soft landscaping surrounding it. Furthermore there is existing parking for the garages that currently front the site. This would reflect the arrangement of the neighbouring buildings and would be acceptable.

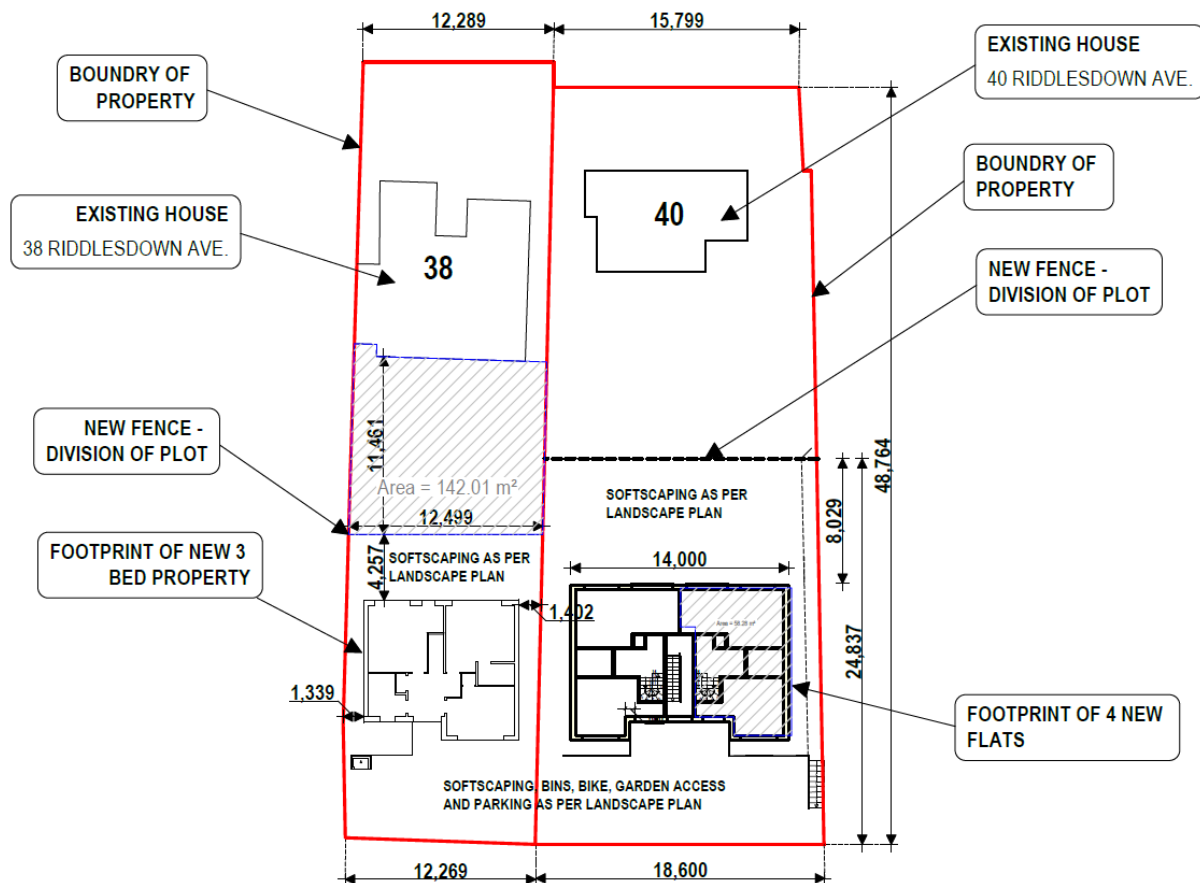


Fig 4: Proposed site plan showing proposal in relation to neighbouring properties (003 Rev M)

8.13 Policy DM10.2 seeks to create well defined and designed public and private spaces and advises that forecourt parking should only be allowed where it does not cause undue harm to the character or setting of the building and is large enough to accommodate parking with sufficient screening to prevent vehicles encroaching on the public highway. Given the overall scale of the development and number of forecourt hardstanding areas in the vicinity, the extent of hardstanding would not be excessive. The site would offer sufficient opportunities for soft landscaping to the rear.

8.14 The application site is within an established residential area and is comparable in size to other developments approved on Riddlesdown Road. The scale and massing of the new build would generally be in keeping with the overall scale of development found in the immediate area and the layout of the development would respect the pattern and rhythm.

- 8.15 The proposal has been designed to resemble large detached houses rather than a block of flats. It responds to the local setting and the siting of adjoining buildings and is a sensitive intensification of the area. Having considered all of the above, against the backdrop of housing need, officers are of the opinion that the proposed development would comply with the objectives of the above policies and the Suburban Design Guide SPD 2019 in terms of respecting local character.

The effect of the proposal upon the amenities of the occupiers of adjoining properties

- 8.16 Policy DM10.6 states that the Council will not support development proposals which would have adverse effects on the amenities of adjoining or nearby properties, or have an unacceptable impact on the surrounding area. This can include a loss of privacy, a loss of natural light, a loss of outlook or the creation of a sense of enclosure. The properties with the potential to be most affected are the adjoining properties at 36 and 42 Riddlesdown Avenue and 79H Riddlesdown Road, and the dwellings to the rear on Riddlesdown Avenue and opposite on Riddlesdown Road.

*36 and 42 Riddlesdown Avenue*

- 8.17 Whilst there would be a degree of overlooking as a consequence of the proposal, this is not uncommon in an suburban location and given the design, layout and separation between the properties with the side walls of the proposed dwelling set away from both side boundaries and a suitable landscaping scheme (secured by way of a planning condition) this is deemed acceptable to ensure no undue impact on the amenities of neighbouring properties.

*79h Riddlesdown Road (rear of 42 Riddlesdown Avenue)*

- 8.18 The main bulk of the proposal adjoins the property and is generally in line with the front and rear building lines. The adjoining property has an existing close board fence along the boundary, which should mitigate any issues of overlooking. The upper floor does not contain any flank window which would provide either actual or perceived levels of overlooking and loss of privacy. Nevertheless it is considered prudent to impose a condition preventing the provision of further windows in either flank elevation to ensure that any future overlooking is mitigated along the flank elevations.

*Dwellings to the rear on Riddlesdown Avenue*

- 8.19 No.38 and no.40 are host dwellings to the development and have at least 15m back to back separation which complies with guidance in the Suburban Design Guide SPD 2019. It is considered that given the separation distances and the angles that there would not be a significant impact on these dwellings themselves in terms of loss of light, outlook, privacy or sense of overbearing. Policy DM10 protects the first 10m of amenity space from the rear elevation of the host



property from direct overlooking. Considering that the window to window separation distance complies with the 15m guidance, the space is not considered to be directly overlooked. A semi-mature planting scheme is required by condition to ensure that this relationship is acceptable in a suburban setting.

#### *Dwellings opposite on Riddlesdown Road*

- 8.20 It is considered that given the separation distances that there would not be a significant impact on these dwellings in terms of loss of light, outlook, privacy or sense of overbearing. This is considered to be an acceptable relationship in a suburban setting such as this.
- 8.21 As regards noise and disturbance, the proposed development would not result in undue noise, light or air pollution as a result of an increased number of occupants on the site. The increased number of units would increase the number of vehicle movements to and from the site, but this would not be significant and would not be overly harmful.

#### The effect of the proposal upon the amenities of future occupiers

- 8.22 The Nationally Described Space Standards (NDSS) provide minimum technical space standards for new dwellings in terms of the gross internal floor areas and storage. All of the proposed units would meet the minimum required gross internal floor area.
- 8.23 In terms of accessibility, whilst there is no provision of a lift to provide level access to the flats, The London Plan states that the requirement for a lift within developments of four storeys or less should be applied flexibly to ensure that the development is deliverable. Given the constraints of the site and the footprint of the proposed building, it is considered that the site would not be suitable for a lift.
- 8.24 Overall the development is considered to result in a high quality development, including an uplift in family accommodation, and will offer future occupiers a good standard of amenity, including the provision of private amenity space for all units. Although there will be no communal amenity space or child play space, it is considered acceptable given the provision of private amenity.

#### Traffic and highway safety implications

- 8.25 The Public Transport Accessibility Level (PTAL) rating is 1b which indicates poor accessibility to public transport. The London Plan and Policy DM30 of CLP2018 sets out that maximum car parking standards for residential developments based on public transport accessibility levels and local character. This states that 1-2 bedroom properties should provide a maximum of up to 1 space per unit, with up to 1.5 spaces per unit being provided for 3 bedroom properties. In line with the London Plan, the proposed development could therefore provide up to a maximum of 6 spaces. It is important to note however that it is not necessarily desirable to provide car parking up to the maximum standards given the requirements of both the London Plan and Croydon Local Plan which seek to reduce reliance on car usage and promote/prioritise sustainable modes of

transport. As such a lower level of car parking can be supported and is encouraged in line with the ambitions of the Development Plan.

- 8.26 The parking would consist of off street parking bays adjoining the access road that links to Riddlesdown Road. In front of no.38 there would be 3 spaces (1x for the host dwelling at no.38 and 2x for the new dwelling), in front of no.40 there would be 4 spaces (1x for the host dwelling at no.40 and 3x for the new flats, including 1x disabled bay). Although no parking survey has been provided, the proposed car parking provision is considered acceptable when taking into account the site constraints, the need to provide high quality multi-functional spaces whilst preserving the existing trees on-site and ensuring the best use of land.
- 8.27 There are a number of representations that refer to the parking provision, on-street parking and highway safety at the site. In respect to highway safety, the scheme provides 6 off-street parking spaces and these will need to adhere to the parking visibility splays and parking standards to ensure that safety requirements are adhered to and these have been secured through conditions.
- 8.28 The parking layout and access arrangement is deemed acceptable and would not harm the safety and efficiency of the highway network.
- 8.29 In compliance with the London Plan, electric vehicle charging points should be installed in the parking area and this can be secured by way of a condition. Cycle storage facilities should comply with the London Plan (which would require 7 spaces) these can be secured by way of a condition.
- 8.30 The Refuse & Recycling stores, 240L x 2 for house & 240L x 4 for the flats will be located to left side of driveways. They can be conditioned.
- 8.31 A Demolition/Construction Logistic Plan (including a Construction Management Plan) will be needed before commencement of work and this could be secured through a condition. This will need to include a tree survey of the trees on the grass verge outside of the site and demonstrate how their protection will be undertaken while in all phases of development.

#### Impact on trees

- 8.32 There are no trees situated within the site boundaries, with the exception of small low level shrubs and ground cover. No Arboricultural objections have been raised. A landscape and planting plan will need to be submitted and approved. It is recommend that when the landscaping scheme is submitted, new tree planting is included.

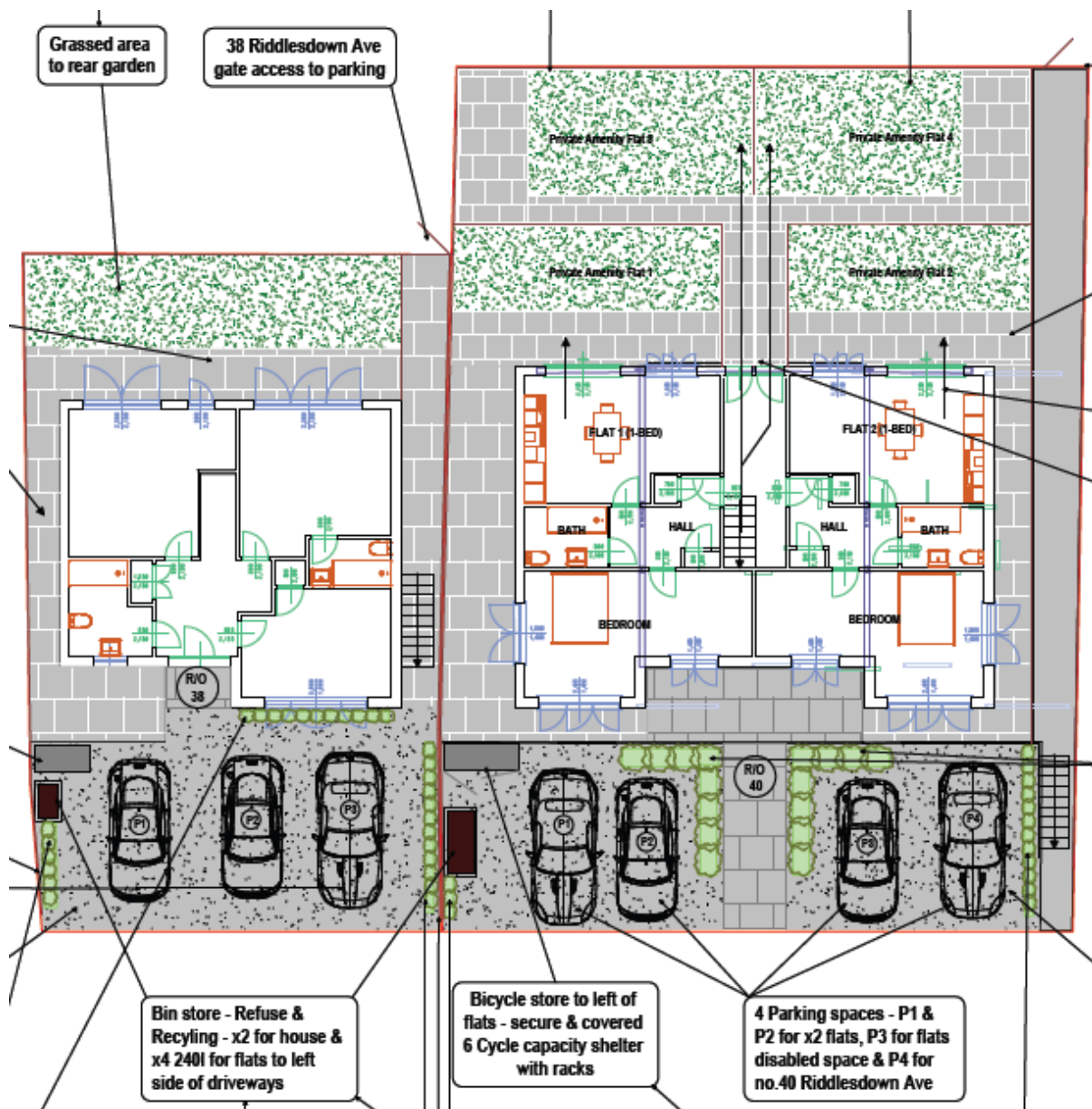


Fig 5: Extract from submitted landscaping scheme (109 Rev 7)

### Sustainability Issues

8.33 Conditions can be attached to ensure that a 19% reduction in CO2 emissions over 2013 Building Regulations is achieved and mains water consumption would meet a target of 110 litres or less per head per day.

### Other Matters

8.34 The site is within an Archaeological Priority Area and Historic England have recommended that a Written Scheme of Investigation be submitted and approved. A condition has been added.

8.35 The site is not located in any designated flood risk area. The applicants have submitted a Surface Water and SuDS Assessment which is based on a desktop

study of underlying ground conditions. It is likely that infiltration of surface water runoff following redevelopment may be feasible. The parking area will incorporate permeable paving which will provide capacity for surface water runoff from hardstanding areas in up to the 1 in 100 years plus 40% climate change event. This can be secured through a condition.

- 8.36 Representations have raised concern that construction works will be disruptive and large vehicles could cause damage to the highway. Whilst the details submitted to date might well be acceptable, it would be prudent to condition a Construction Logistics Plan to be approved, as appointed contractors may have an alternative approach to construction methods and the condition ensures that the LPA maintains control to ensure the development progresses in an acceptable manner.
- 8.37 There are no affordable homes being provided at the site, however the scheme is for 5 units and as such is under the threshold where the provision for affordable homes would be required.
- 8.38 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**

- 8.39 The principle of development is acceptable within this area. The design of the scheme is of an acceptable standard given the proposed and conditioned landscape and subject to the provision of suitable conditions the scheme is acceptable in relation to residential amenity, transport, sustainable and ecological matters. Thus the proposal is considered in general accordance with the relevant policies.
- 8.40 All other relevant policies and considerations, including equalities, have been taken into account.