

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, 27 February 2020** at **5.30pm** in **Council Chamber, Town Hall, Katharine Street, Croydon CR0 1NX**

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

Michelle Ossei-Gerning
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www.croydon.gov.uk/meetings
Wednesday, 19 February 2020

Members of the public are welcome to attend this meeting

If you would like to record the meeting, we ask that you read the guidance on the recording of public meetings [here](#) before attending.

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.

The agenda papers for all Council meetings are available on the Council website www.croydon.gov.uk/meetings

If you require any assistance, please contact Michelle Ossei-Gerning
020 8726 6000 x84246 as detailed above

AGENDA – PART A

1. Apologies for absence

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

2. Minutes of the previous meeting (Pages 5 - 6)

To approve the minutes of the meeting held on Thursday 6 February 2020 as an accurate record.

3. Disclosure of Interest

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

4. Urgent Business (if any)

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

5. Planning applications for decision (Pages 7 - 10)

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

5.1 19/04132/FUL 16 The Chase, Coulsdon, CR5 2EG
(Pages 11 - 28)

Demolition of single storey side extension and garage, alterations, erection of five bedroom detached house, alterations to existing vehicular access to host property and provision of 2 parking spaces for the host dwelling and 1 parking space for the proposed dwelling with

associated cycle and bin/recycling stores.

Ward: Coulsdon Town

Recommendation: Grant permission

5.2 19/04395/HSE 12 Brickwood Road, Croydon CR0 6UL
(Pages 29 - 38)

Erection of a single storey outbuilding in the rear garden
(Retrospective).

Ward: Addiscombe West

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 Croydon Council's Planning Sub-Committee held on Thursday, 6 February 2020 at 8.15pm in Council Chamber, Town Hall, Katharine Street, Croydon CR0 1NX

MINUTES

Present: Councillor Paul Scott (Vice-Chair);
Councillors Chris Clark, Scott Roche and Ian Parker

Also Present: Councillor Oni Oviri

Apologies: Councillor Muhammad Ali

PART A

A6/20 **Minutes of the previous meeting**

RESOLVED that the minutes of the meeting held on Thursday 16 January 2020 be signed as a correct record.

A7/20 **Disclosure of Interest**

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

A8/20 **Urgent Business (if any)**

There was none.

A9/20 **Planning applications for decision**

A10/20 **18/05757/FUL 127a Marlpit Lane, Coulsdon, CR5 2HH**

Change of use from B1 Carpenters workshop to Sui generis window cleaning business.

Ward: Old Coulsdon

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

Mr Jason Winyard spoke against the application.

Mr Yussuf Mwanza spoke in support of the application.

Referring Ward Member Councillor Margaret Bird spoke against the application.

Councillor Clark proposed a motion to **APPROVE** the application based on the officer's recommendation with conditions in regards to the business operation time. Councillor Parker seconded the motion.

The motion to approve the application 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 127a Marlpit Lane, Coulsdon, CR5 2HH.

A11/20 **19/00884/FUL Land R/O 30 - 34 Hartley Old Road, Purley, CR8 4HG**

Erection of 3 x 5-bedroom 9-person detached dwelling houses with associated parking and landscaping. Demolition of the garage to 32 Hartley Old Road to enable the construction of a new vehicle access/crossover.

Ward: Purley and Woodcote

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

Referring Ward Member Councillor Oni Oviri spoke against the application.

Councillor Clark proposed a motion to **APPROVE** the application based on the officer's recommendation. Councillor Scott seconded the motion.

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

The Committee therefore **RESOLVED** to **GRANT** the application for the development of Land R/O 30-34 Hartley Old Road, Purley, CR8 4HG.

The meeting ended at 9.06pm

Signed:

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.

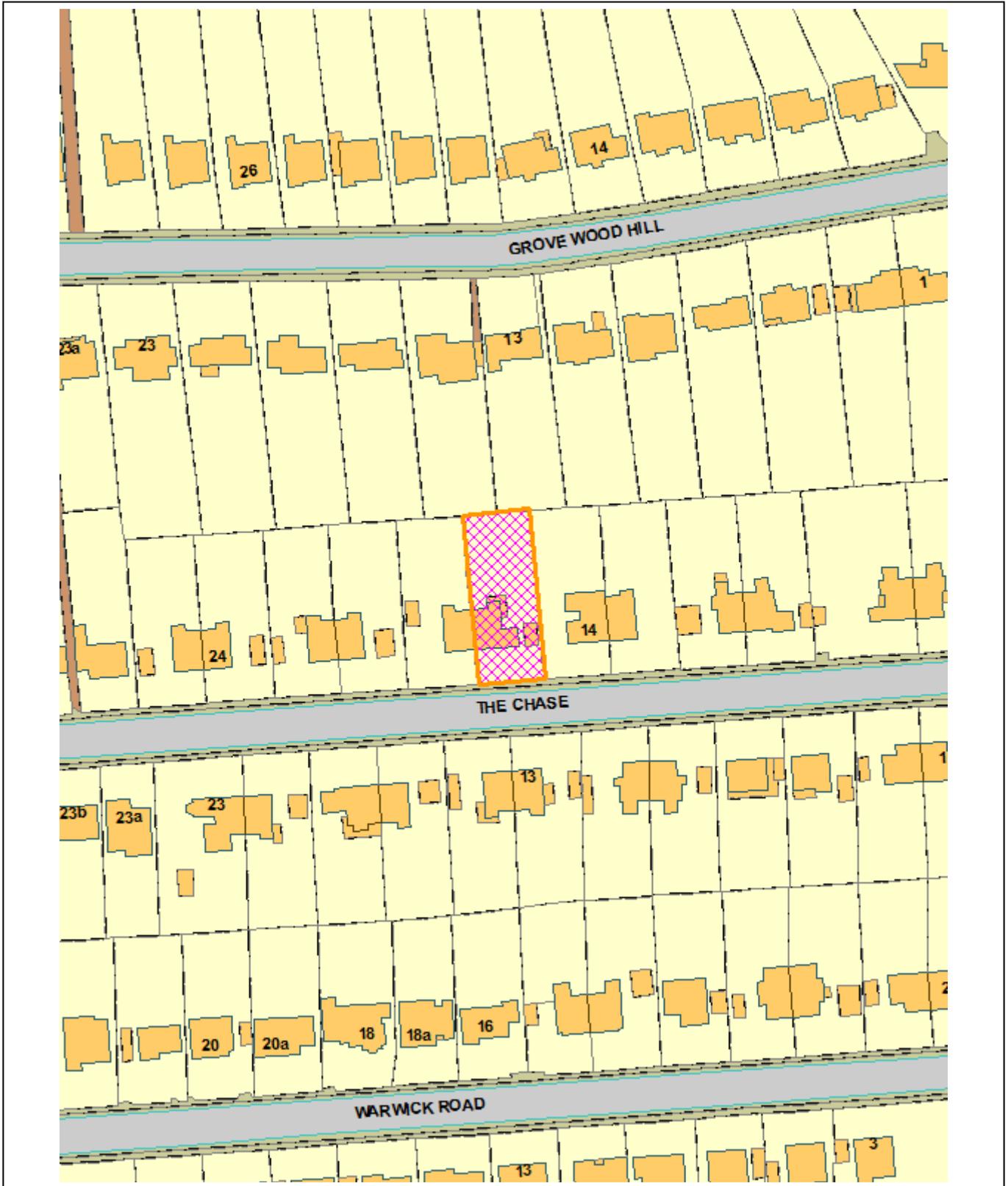
8. BACKGROUND DOCUMENTS

- 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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PART 5: Planning Applications for Decision

Item 5.1

1 SUMMARY OF APPLICATION DETAILS

Ref: 19/04132/FUL
 Location: 16 The Chase, Coulsdon, CR5 2EG
 Ward: Coulsdon Town
 Description: Demolition of single storey side extension and garage, alterations, erection of five bedroom detached house, alterations to existing vehicular access to host property and provision of 2 parking spaces for the host dwelling and 1 parking space for the proposed dwelling with associated cycle and bin/recycling stores
 Drawing Nos: 260-00 Rev B, 260-01 Rev C, 260-02 Rev B, 260-03 Rev B, 260-04 Rev E, 260-05 Rev D, 260-06 Rev F, 260-07 Rev E, 260-08 Rev H, 260-09 Rev B, 260-10 Rev C, 260-37 Rev P received 5th December 2019, Arboricultural Method Statement (WLA/1019/03/AMS) received 6th December 2019, Tree Protection Plan (WLA/1019/03/TPP Rev A) by Wright Landscape and Arboriculture
 Applicant: Mrs Stewart
 Case Officer: Hayley Crabb

	5 Bedroom	Total
Proposed House	1 x 5 bedroom	
Total	1	1

All units are proposed for private sale

Number of car parking spaces	Number of cycle parking spaces
2 for host house and 1 for proposed house	3

1.1 This application is being reported to Planning Sub Committee because objections above the threshold as specified by the Committee Consideration Criteria have been received.

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 except where specified by conditions
- 2) Materials as specified in the application and to match the existing
- 3) Car parking shall be provided as specified in the application prior to occupation and the vehicular access to serve the proposed dwelling to remain as existing
- 4) Details of bin store/cycle store to be submitted prior to occupation
- 5) Vehicular access/visibility splays as specified in the application
- 6) No additional windows in the flank elevations other than as specified/obscure glazed
- 7) Condition Arboricultural Report/Tree Protection Plan/Protection of street tree during construction/services plan
- 8) Landscaping scheme to be submitted including hard/soft landscaping details
- 9) Remove Permitted Development
- 10) Construction Logistics Plan to be submitted
- 11) 19% reduction in carbon emissions
- 12) Water usage restricted to 110 litres per person per day
- 13) Commencement of development within three years of consent
- 14) Any other planning condition(s) considered necessary by the Director of Planning and Strategic Transport

Informatives

- 1) Community Infrastructure Levy
- 2) Code of practise for Construction Sites
- 3) Party Wall Act
- 4) Boundary matters
- 5) Highways
- 6) Protected species
- 7) Policies
- 8) Any other informative(s) considered necessary by the Director of Planning and Strategic Transport

2.3 That the Planning Sub Committee confirms that adequate provision has been made by the imposition of conditions, for the preservation or planting of trees as required by Section 197 of the Town and Country Planning Act 1990.

3 PROPOSAL AND LOCATION DETAILS

Proposal

3.1 The proposal comprises the following:

- Erection of a 2 storey house with accommodation within the roof area
- 5 Bedroom (8 persons unit)

- Provision of 1 parking space for the proposed house and 2 parking spaces for the host house
- Provision of refuse store at front and cycle store at rear for 3 bicycles.

Site and Surroundings

- 3.2 The application site comprises the side and part of the rear garden of 16 The Chase, which would be subdivided to facilitate construction of a new 5 bedroom house. The host property is located on the northern side of The Chase, and comprises a two-storey semi-detached dwelling with a single storey extension at side and single storey side/rear extension and a detached garage at side.
- 3.3 The area is residential in character comprising predominately semi-detached houses on wide plots. Other properties in close proximity have erected varying sizes/designs of extensions.
- 3.4 The site is located within very low flood risk from surface water. The main road outside the property is located within the area of low risk from surface water.
- 3.5 Planning permission has been granted for the erection of a dormer extension on the rear roof slope/roof lights in the front roof slope and a single storey rear extension. These have not been constructed at the time of the officers' site visit, however these have been shown on the submitted drawings.

Planning History

- 3.6 19/03591/LP – Installation of roof lights to front roof slope, erection of dormer extension on rear roof slope – Certificate Granted. This has not been implemented at the time of the officer's site visit.
- 3.7 19/03952/HSE – Demolition of existing lean-to extension, alterations and erection of single storey rear extension – Planning Permission Granted. This has not been implemented at the time of the officer's site visit.

4.0 SUMMARY OF KEY REASONS FOR RECOMMENDATION

- The principle of residential development on the site is acceptable;
- The design and appearance of the development is appropriate for the site;
- 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 would be acceptable;
- The scheme would have no undue impact on protected trees and there would be adequate protection of street tree during the construction phase;

- Sustainability aspects of the development can be controlled by condition.

5 CONSULTATION RESPONSE

- 5.1 The views of the Planning & Building Control Directorate are expressed in the MATERIAL PLANNING CONSIDERATIONS section below.

6 LOCAL REPRESENTATION

- 6.1 A total of 15 neighbouring properties were notified about the application and invited to comment. Neighbouring properties/interested parties and Ward Councillors were also re-notified of amended drawings. 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: 21 Objecting: 21 Supporting: 0

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

Summary of objections	Response
Should be an extension to the existing house/HMO	Addressed in Section 8.5 of this report
Not in keeping with the area/Obtrusive by design/height of proposed house / terracing effect	Addressed in Section 8.7-8.11 of this report
Visual amenity	Addressed in Section 8.11 of this report
Overdevelopment	Addressed in Section 8.12 of this report
Loss of light	Addressed in Section 8.21-8.25 of this report
Overlooking/Loss of Privacy	Addressed in Section 8.21-8.25 of this report
Noise	Addressed in Section 8.24 of this report

Traffic or Highways/insufficient visibility splays/no garage	Addressed in Section 8.27-8.30 of this report
Detrimental impact on Trees/Trees should be retained/hedging/Wildlife	Addressed in Section 8.31-8.34 of this report
No need for town houses to be built as many currently available for sale at Cane Hill	Each application is judged on its own individual merits.
Human Rights Act	The application has been judged in accordance with adopted planning policy.
In-sufficient infrastructure	The development would be liable for CIL which could ameliorate any impact on local services and infrastructure
Restrictive Covenants	This is not a planning consideration
Set a precedent for future development	Each application is judged on its own individual merits
Use as multi-occupancy rather than a house	Each application is judged on its own individual merits
Disruptive	This is a nature of the build process
Construction works/Access/Party Wall Act	This is a matter between third parties
Excavation/building rubble/health and safety through build process	This is a nature of the build process and health and safety is not a planning consideration
Financial gain	This is not a planning consideration
Additional reports should be provided for assessment	It is considered there is sufficient information provided to make an assessment on the planning merits of the application.
Affect the development potential of the neighbouring site/boundary issues	Each application is judged on its own individual merits. The proposed house would have two windows

	<p>at side serving a landing. No habitable windows are proposed in the side. It is unlikely the development would affect the development potential of the neighbouring site. Boundary issues is not a planning consideration however a matter between third parties. An informative however could be placed on the decision for the applicant to measure the development out on site prior to construction to ensure the development is built within the site boundary.</p>
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6.3 Councillor Luke Clancy has objected to the proposed development on the grounds of overdevelopment.

7 RELEVANT PLANNING POLICIES AND GUIDANCE

7.2 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.

7.3 Government Guidance is contained in the National Planning Policy Framework (NPPF), February 2019. The NPPF sets out a presumption in favour of sustainable development, requiring that development which accords with an up-to-date local plan should be approved without delay. The NPPF identifies a number of key issues for the delivery of sustainable development, including achieving well designed places that take the opportunities available for improving the character and quality of an area and the way it functions.

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

Consolidated London Plan 2016

- 3.3 Increasing housing supply
- 3.4 Optimising housing potential

- 3.5 Quality and design of housing developments
- 3.8 Housing choice
- 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
- 7.4 Local Character
- 7.6 Architecture
- 8.3 Community infrastructure levy

Croydon Local Plan 2018 (CLP):

- 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 – Protecting and enhancing Biodiversity
- DM28 – Trees
- SP8 – Transport and Communications
- DM29 – Promoting sustainable travel and reducing congestion
- DM30 – Car and cycle parking in new development
- DM37 – Coulsdon

Other relevant Supplementary Planning Guidance as follows:

- London Housing SPG March 2016
- DCLG – Technical Housing Standards - Nationally Described Space Standards (NDSS)
- National Planning Practice Guidance
- Suburban Design Guide SPD (April 2019)

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, in neighbourhoods across the borough is part of a holistic strategy being driven by the Council to deliver tangible public benefits to suburban communities.

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 housing target in the Croydon Local Plan 2018 with one third of these units through the delivery of development on windfall sites.

8.0 MATERIAL PLANNING CONSIDERATIONS

8.1 The principal issues relate to:

1. Principle of development
2. Townscape/visual impact/character of the area
3. Housing quality for future occupiers
4. Residential amenity for neighbours
5. Access and parking
6. Trees and landscaping
7. Sustainability, flooding and environment
8. Other

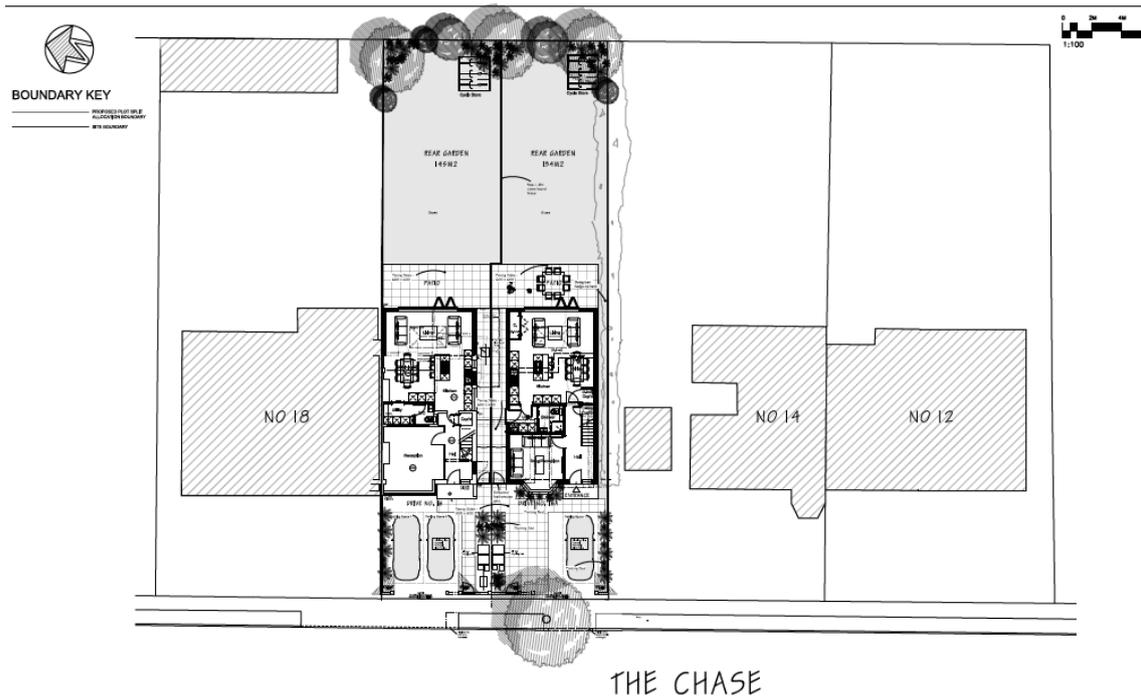
Principle of Development

8.1 The London Plan and Croydon Local Plan identify appropriate use of land as a material consideration to ensure that opportunities for development are recognised and housing supply optimised. It is acknowledged that windfall schemes which provide sensitive renewal and intensification of existing residential areas play an important role in meeting demand for larger properties in the capital, helping to address overcrowding and affordability issues.

8.2 The existing house comprises 3 bedrooms and planning permission has already been granted for the erection of a single storey rear extension which includes the demolition of existing lean-to extension (LBC Ref 19/03952/HSE). Moreover, a lawful development certificate has been issued for the installation of roof lights on the front roof slope, erection of dormer extension on the rear roof slope (LBC Ref 19/03951/LP). These works have yet to progress although the extension works are

shown on the current submitted drawings, which shows the host property would be retained and extended.

- 8.3 The application proposes to infill the plot with a detached 5 bedroom house. The proposal would therefore provide an additional dwelling within an established residential area, which the Council is seeking to promote. This would be acceptable in principle, subject to the demonstration that the development would deal adequately with other policy considerations.



- 8.4 Policy DM10.4 (e) states 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 200m² (whichever is the smaller) of the existing garden area is retained for the host property, after the subdivision of the garden. An amended drawing has been received with a revised site boundary, showing the host building would retain more than half the existing garden area. This is considered acceptable.

- 8.5 Representations have been received highlighting the potential use of the property as an HMO – advising that the scheme should be limited to an extension of the existing house. It is incumbent on the local planning authority to determine the application as submitted and there is no evidence of the applicant's intention to use the property as an HMO.

Townscape and Visual Impact

- 8.6 It is proposed to erect a 5 bedroom house to the side of the host house.



8.7 The Suburban Design Guide SPD (2.28.1) states that proposals that seek to subdivide and/or infill existing plots should conform to Policy DM10.4(e) of the Croydon Local Plan and should refer to Section 2.16 or 2.18 of the SPD as regards building positioning. They should also consider the existing pattern of development along the street and the associated visual amenity that gaps in built form might provide.



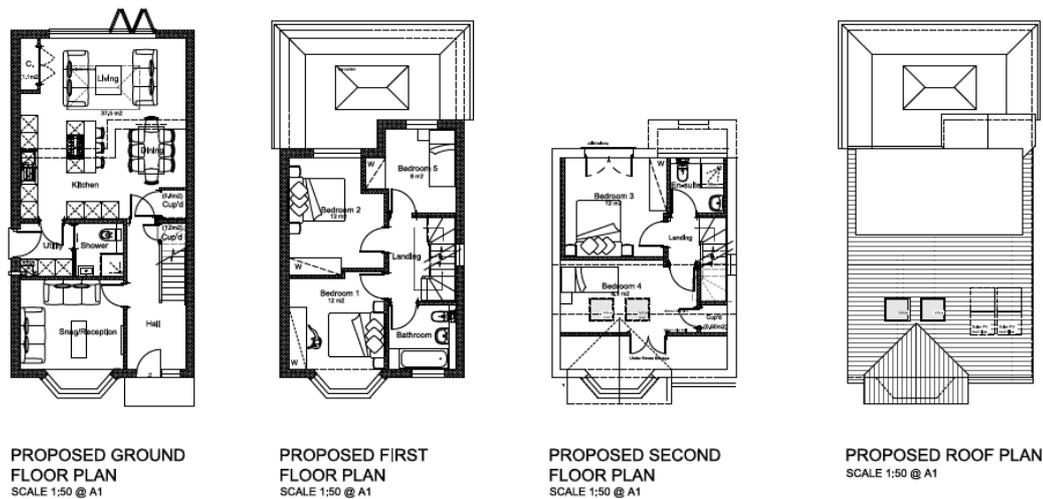
8.8 The proposed dwelling would infill to the side of the donor house (16 The Chase) and would have a traditional in appearance, with a tiled gable roof, projecting gable element and rendered facades which would strongly follow architectural features and integrity of neighbouring properties. The ridge and eaves height of the dwelling would reflect that of the donor property and would appear in keeping with the established neighbouring properties. Amended drawings have been submitted showing an approximate separation distance of around 0.6 metre adjacent to the boundary with 14 The Chase and a 1 metre separation between the proposed house

and the host property. Whilst the separation with 14 The Chase would be less than 1 metre, the main bulk of building at 14 The Chase is further set back from the side boundary with the proposed house being sited closest to an existing detached garage. Consequently, there would continue to be gaps between properties and the introduction of a further house within the street would maintain the rhythm of the street and would not result in a terracing effect; the separation would be sufficient to ensure the development does not appear overly cramped in relation to its plot.

- 8.9 As such, the proposed two-storey development with accommodation within the roof space, by reason of its proposed scale, design, bulk, form, massing and materials would respect the established built form of the area and would be sufficiently in keeping with the character of the street scene and the immediate area.
- 8.10 The dwelling would be set back from the road, continuing the prevailing building line. There is currently a hardstanding to the front driveway which is currently being used for off street parking. It is proposed to provide two parking spaces for the host property and a single parking space for the proposed house. Parking on the frontage would not be that dissimilar to the existing arrangements or other dwellings present within the street.
- 8.11 The rhythm of the Chase street-scene has already been broken down by side extensions and side detached garages. Infilling the plot between 14 and 16 The Chase would not negatively interrupt the pattern of front gardens, boundaries or driveways visible from the street and it is therefore not considered to result in significant loss of visual amenity.
- 8.12 In respect to the density of the scheme, representations have raised concern over the intensification of the site and overdevelopment. The site is a suburban setting with a PTAL rating of 1a (very poor level of accessibility to public transport) and as such, the London Plan indicates that the density levels ranges of 150-200 hr/ha habitable rooms per hectare (hr/ha). The subdivided site would be roughly 243 hr/ha. However, the London Plan density matrix should not be used overly prescriptively, providing sufficient flexibility to accommodate density schemes thought the adopted of design lead approaches.

Housing Quality for Future Occupiers

- 8.13 The proposed dwelling should be designed in line with the standards set out in the Nationally Described Space Standards (NDSS) and the London Plan Housing SPG, particularly with regard to minimum floor space standards (including minimum sizes and widths for rooms/storage).

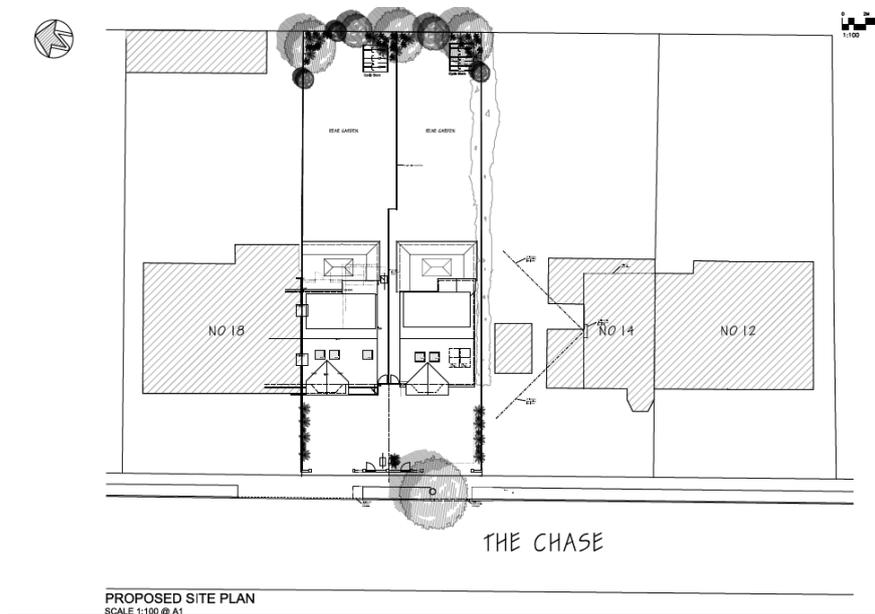


- 8.14 The standards require a 5 bedroom (8 persons) unit over 3 floors to have a minimum internal floor area of 134m² with 3.5m built in storage. The dwelling would meet the Technical standards and provide a good standard of accommodation in terms of layout and daylight.
- 8.15 With regard to external amenity space, the London Housing SPG states that a minimum of 5 sqm of private outdoor space should be provided for 1-2 person dwellings and an extra 1sqm for each additional unit.
- 8.16 The plot would be sub-divided with a 1.8m high close boarded fence between the host and proposed houses. There would be an adequate provision of amenity space provided for the occupiers of the host house and future occupiers of the proposed house. The level of provision is considered acceptable.
- 8.17 A cycle store would be provided in the rear garden for 3 cycles. This is considered acceptable. Details of the secure cycle store can be secured by condition.
- 8.18 A refuse store would be provided at front. This is considered acceptable; details of which would be secured by way of a planning condition.

Residential Amenity for Neighbours

- 8.19 The London Plan 2016 Policy 7.6 states that amongst other that development should “not cause unacceptable harm to the amenity of surrounding land and buildings, particularly residential buildings, in relation to privacy, overshadowing, wind and microclimate. Policy DM10.6 states the Council will not support development proposals, which would have an adverse effects on the amenities of the occupiers of adjoining buildings and Suburban Design Guide SPD states extensions should not negatively impact upon neighbouring properties. SPD states a rear extension could have a greater depth than 3.5m dependent on the 45 degree

angle from the neighbouring property (taken from the centre of the window of the nearest habitable room in the neighbouring properties).



8.20 In terms of the reduction of the amenity space of the donor property, Policy DM10.4(e) of the Croydon Local Plan (2018) requires a development in the grounds of an existing building which is retained, a minimum length of 10 metres and no less than half or 200m² (whichever is the smaller) of the existing garden area be retained for the host property, after the subdivision of the garden. This is primarily to provide sufficient outlook and amenity for existing dwellings whose plot is proposed to be subdivided, but also to maintain a sense of openness between gardens. The host property would continue to enjoy a garden area which exceeds 10m in length and which would retain more than half of the original garden area which would accord with policy requirements.

8.21 14 The Chase is a two storey house with a single storey elements to the side. The drawing has been annotated to show a 45 degree line (taken from the existing side window to 14 The Chase). Planning permission has been granted to extend this neighbouring property; the erection of a side/rear extension including new roof and external alterations (LBC 18/01136/HSE). On the ground floor at side there is a door serving a breakfast room and further non-habitable windows on the ground and first floor as well as a window at second floor level serving a bedroom. There are also roof lights on the rear roof slope serving the second floor. Given the siting of these single storey elements, the breakfast room is already enclosed to a certain extent and given the size, siting, design and separation between the proposed dwelling and this neighbouring property, the proposed development would not have an undue impact on the amenities of this neighbouring property. It is considered the siting of the proposed house would also not unduly affect the development potential of no. 14 in the event, they propose to extend.

- 8.22 The proposed house would be set approximately 2 metres from the side wall of the host property. Planning permission has been granted for an extension to the host property, including the demolition of the existing lean-to extension. The host property has a secondary kitchen window at ground floor level, a window serving the staircase, a window serving a toilet and a window serving the un-converted roof-space. The proposed dwelling would be of similar scale, design and composition as the donor property with rear garden depth of approximately 17m. The footprint of the proposed dwelling would not project beyond the rear elevation of the donor property (as extended) or beyond its frontage. The properties would maintain a separation distance and there is no significant change in ground levels between the properties. It is considered given these factors and the separation distance provided, the proposed new dwelling would not result in harm to the light, outlook or privacy currently enjoyed by the host property.
- 8.23 A separation distance from the rear elevation of the proposed dwelling and the rear boundary with 13 and 15 Grove Wood Hill (to the rear) would be in the region of 17 metres – with the rear elevations of these properties set further into the distance, and would therefore maintain existing privacy levels and would be no different from levels of overlooking already experienced. Whilst there are existing trees adjacent to the rear boundary currently which obscures views through to the site, it is considered the proposed dwelling would not have any adverse impact on the amenity of the occupiers of 13 and 15 Grove Wood Hill in terms of loss of light, outlook, privacy, overlooking, overbearing form or sense of enclosure due to the separation distances as to warrant a refusal. The same would apply to properties situated on the opposite side of The Chase.
- 8.24 With regards to noise and disturbance, officers are satisfied that the development would not have a significant impact in terms of noise and disturbance and would not introduce sufficient harm to substantiate a sustainable reason for refusal (in view of the current policy position).
- 8.25 In the light of the above, the proposed dwelling, by reason of its proposed scale, siting, orientation and design would not harm the amenities of the neighbouring properties and adjacent sites.

Access and Parking

- 8.26 Policy DM30 of the Croydon Local Plan (2018) seeks to ensure that there is an appropriate level of car parking. Policies SP8 of the Croydon Local Plan (2018) concerns traffic generation, sustainable travelling and parking standards.
- 8.27 The site is located within an area with a PTAL rating 1a which indicates poor level of accessibility to public transport links and it is therefore expected to provide 1.5 parking spaces per unit. The new dwelling would benefit from one off street parking space on the frontage and two for the host house. The Chase is not a classified road

and given the location of the site and the siting of the existing street tree to the front, a single off street car parking space for the proposed dwelling would not cause a severe impact on parking stress in the area and therefore not so detrimental to refuse planning permission on lack of parking.

- 8.28 It is proposed to marginally increase the width of the vehicular access for the host house. However, the existing vehicular access serving the proposed dwelling would remain unchanged. It is considered to condition this in order for the dropped kerb serving the proposed dwelling remaining unchanged in order to protect the street tree.
- 8.29 Highways have recommended for an informative to be placed on the decision in the event planning permission is granted.
- 8.30 A cycle store would be provided at rear. The cycle store has been shown to provide space for 3 bicycles. This is considered acceptable.

Trees and Landscaping

- 8.31 There are no trees on site protected by a Tree Preservation Order and the site is not within a conservation area. An Arboricultural Method Statement has been submitted which advises that the proposed dwelling would sit within 16% of the root protection area of a neighbouring Yew tree. The impact of the development is considered minimal and potentially tolerable, providing measures for excavation of foundation trenches is in accordance with BS 5837. The root protection of trees T2 (Cherry) and T3 (Lime) would be unaffected by the development. There is a street tree on the pavement outside and the development would need to respect root protection areas and mitigate accordingly.
- 8.32 There is a hedge situated along the side boundary between 14 and 16 The Chase and representations have been received – raising concerns about trees, hedging and wildlife. Amended drawings have been received which have in effect modified the proposed siting of the proposed house further away from the side boundary with 14 The Chase, to improve the relationship with the hedge and to secure its retention although ultimately, the retention of the hedge would be a matter between the parties as part of a party wall process. As regards wildlife, there was no evidence of protected species on site, although it is recommended for an informative to be placed on the decision for the applicant to contact Natural England/Standing Advice, in the event protected species are found.
- 8.33 Representation received regarding retaining the trees adjacent to the rear boundary. These trees are not protected by a Tree Preservation Order and therefore they can be removed without consent. A landscaping condition would be imposed for details of hard and soft landscaping including trees.

- 8.34 A revised Arboricultural Tree Report was submitted 6th December 2019 and plan of the proposed services (260-37 Rev P) received 5th December 2019. This now shows the proposed services would be outside the root protection area of the street tree, which is considered acceptable.

Environment, Flooding and Sustainability

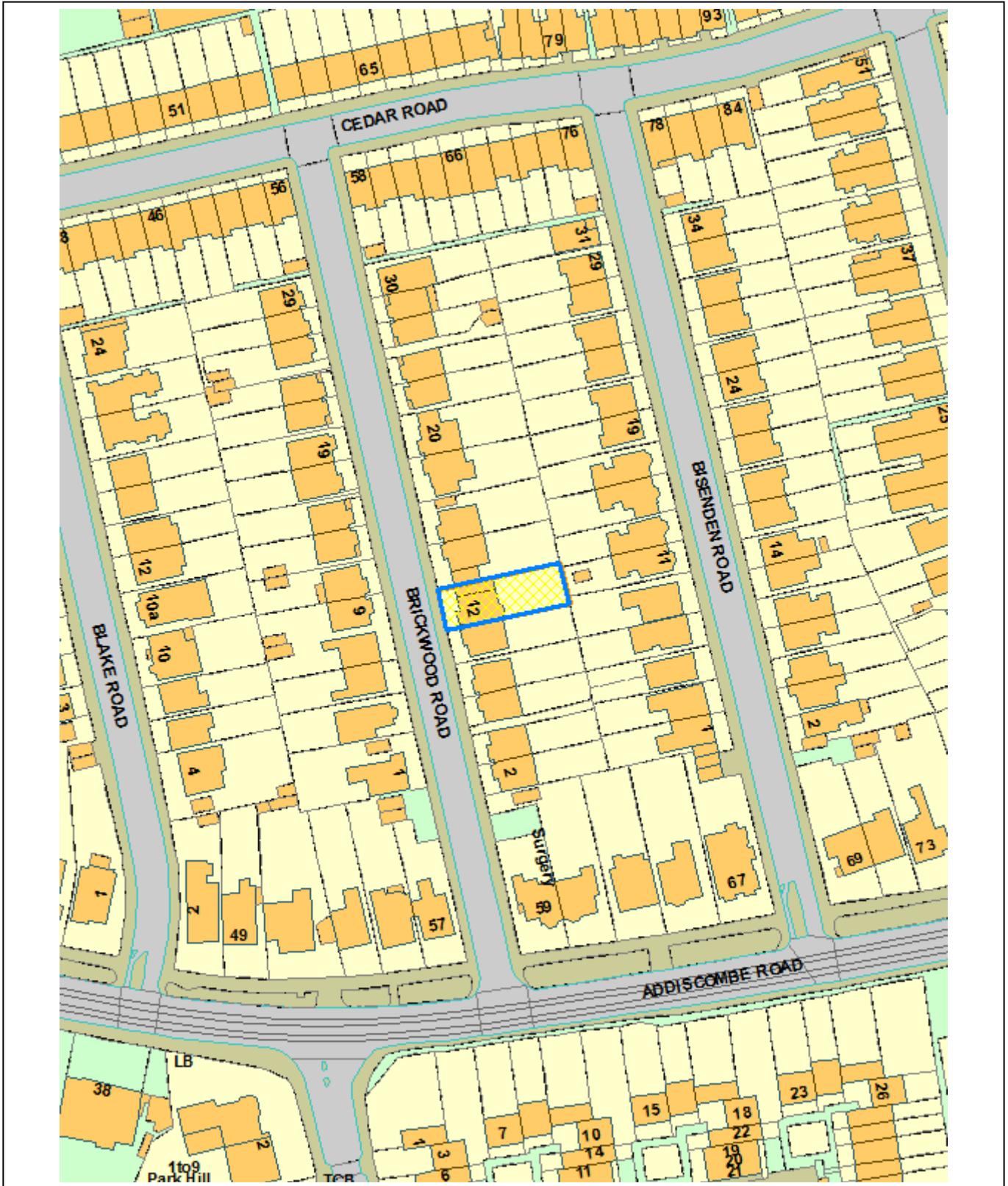
- 8.35 SP6.4 of the Croydon Local Plan 2018 - To ensure that the principles of sustainable drainage are incorporated into the development and to reduce the impact of flooding.
- 8.36 The site is identified as very low risk for surface water flooding. Given the siting of the site, it is considered SUDs can be incorporated as part of soft/hard landscaping scheme which can be conditioned.
- 8.37 Conditions can be attached to ensure that the mains water consumption would meet a target of 110 litres or less per head per day and 19% emissions.
- 8.38 A condition can be attached for a Construction Logistic Plan to be submitted, it is also recommended for an informative on the decision for the applicants to carry out the works in line with the Council's code for construction sites.

Other

- 8.39 Representation received regarding essential services. 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/local/essential services.

Conclusions

- 8.40 It is recommended that planning permission should be granted for the proposal, as it would be acceptable in all respects, subject to conditions.
- 8.41 Having considered all of the above, against the backdrop of housing need, officers are satisfied that the proposed development would comply with the objectives of the above policies, subject to the provision of suitable conditions.
- 8.42 All other relevant policies and considerations, including equalities, have been taken into account.



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1 SUMMARY OF APPLICATION DETAILS

Ref: 19/04395/HSE
Location: 12 Brickwood Road, Croydon CR0 6UL
Ward: Addiscombe West
Description: Erection of a single storey outbuilding in the rear garden (Retrospective).
Drawing Nos: 12-1, 12-2, 12-3
Applicant/Agent: Mr J Patel
Case Officer: Sera Elobisi

- 1.1 This application is being reported to committee because the ward councillor, Councillor Fitzpatrick has made a representation in accordance with the Committee Consideration Criteria and requested committee consideration.

2 RECOMMENDATION

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

Conditions

- 1) Built in accordance with approved plans
- 2) No windows in the eastern elevation of the outbuilding for as long as the building remains in existence.
- 3) No windows other than specified in the Northern and Southern elevations
- 4) All existing external work and work of making good shall be carried out in materials to match the host dwelling.
- 5) The use of the outbuilding be incidental to the main dwelling house
- 6) Sustainable water drainage (water butt to be installed within the 3 months of the date of permission)
- 7) Commence within 3 Years

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

Informative

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

2.3 That the Planning Committee confirms that adequate provision has been made, by the imposition of conditions, for the preservation or planting of trees as required by Section 197 of the Town and Country Planning Act 1990.

3 PROPOSAL AND LOCATION DETAILS

Proposal

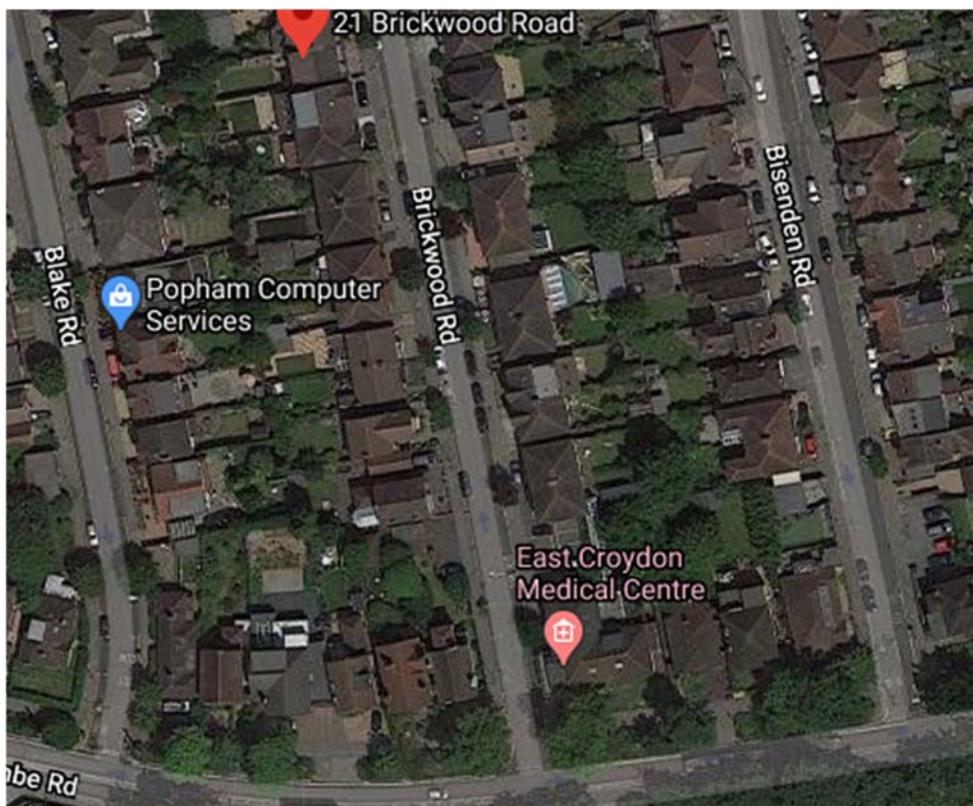
3.1 The application seeks retrospective planning permission for the outbuilding in the rear garden of 12 Brickwood Road.

3.2 Planning permission was previously granted for erection of an outbuilding in the rear garden which was 3.0 metres high and 8.7 metres wide (Ref. 18/00746/HSE). The current proposal shows an outbuilding measuring 3.2 metres high and 8.92 metres wide.

Site and Surroundings

3.2 The site is a semi-detached building located on the eastern side of Brickwood Road. The building has recently been extended at the rear, side and roofspace under planning permission and permitted development.

3.3 The site is not subject to any statutory or local plan listings. There are no protected trees identified on the site or in the immediate surroundings. The site is located within an area of low surface water drainage flood risk (1:1000yrs).



3.4 Brickwood Road is residential in character, comprising of semi-detached and detached properties.

Planning History

3.5 The following planning decisions are the most relevant to the application:-

- 18/01948/HSE – Permission was granted on 25th May 2018 for the erection of a single/two storey side/rear extension to the dwelling. Implemented
- 18/00746/HSE -Permission was granted on 05th April 2018 for erection of an outbuilding in the rear garden ancillary to the main house for use as a gym/outhouse.
- 17/04615/HSE - Permission was granted on 11th December 2017 for erection of front porch and single storey side/rear extension (17/04615/HSE).
- 17/03725/GPDO Prior approval (larger home extension) refused on for erection of a single storey rear extension projecting out 5 metres with a maximum height of 3.7 metres. Refused on grounds of intrusion and loss of outlook on residential amenity
- 17/03711/LP - Certificate of lawful development was granted for the erection of a gable end roof extension with dormer extension in rear roofslope and installation of rooflights on front roofslope.

4 SUMMARY OF KEY REASONS FOR RECOMMENDATION

4.1 The height of the outbuilding is only minimally above the approved 3.0 metres height. The development would preserve the character of the area and would not harmfully affect the appearance of the immediate surroundings.

4.2 The outbuilding would not have a detrimental effect on the residential amenities of the adjoining occupiers.

5 CONSULTATION RESPONSE

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

6 LOCAL REPRESENTATION

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

No of individual responses: 5 Objecting: 5 Supporting: 0

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

Summary of objections	Response
<i>Overdevelopment</i>	
Development too high for the rear garden. The building has not been finished at the rear and is an eyesore.	The principle of development in the rear garden was assessed and considered acceptable on the previously approved application 18/00746/HSE. The design is of a modest scale and massing and is not considered to be overbearing in its siting within the property. The additional 200mm height and width to the outbuilding is not considered to result in overdevelopment of the land. The rear of the building has not been rendered. The applicant states attempts have been made by the builder to access the dwelling/garden at the rear in order to make good the external wall and roof but access has not been granted. This has not been disputed by the neighbours who insist on the development reverting back to the approved 3.0 metres height.
<i>Amenity, intrusion, outlook, light</i>	
Loss of light. Building too tall and intrusive when viewed from rear garden.	The development is minimally over the approved 3.0 metres high outbuilding and is considered to be acceptable with regard to impact on surrounding neighbouring amenity. The neighbouring dwelling at the rear is well setback from the application boundary and the development whilst noticeable, is not considered to result in unacceptable levels of light or intrusion.
<i>Noise</i>	
The use of the outbuilding would result in noise to neighbouring dwellings.	As with the previous application (18/00746/HSE) Officers consider that the outbuilding would be ancillary to the existing residential use and would not lead to an unacceptable level of noise and disturbance given the existing single family residential use.
No sustainable drainage system on the development. rainwater from the roof falling onto neighbouring wall and garden - trees	The provision of a sustainable drainage system would be secured by a condition.
Development harmful to trees in rear garden	As with the previous application, the development is not considered to have a harmful effect on trees.
<i>No neighbour notification</i>	
Notification not received prior to the construction of the outbuilding.	Neighbour consultation was undertaken as part of the processing of the previous planning application 18/00746/HSE and representations received. The current application has been submitted as the development has not been built in accordance with the approved plans.

- 6.3 Councillor Jerry Fitzpatrick referred the application to planning committee on the basis that the building is “extremely high and ugly and sited “in front of the back boundary of the property”, significantly impairs the ability of the adjoining occupiers of (in particular the occupants of 11 Bisenden Road) to obtain reasonable enjoyment in their back gardens.

7 RELEVANT PLANNING POLICIES AND GUIDANCE

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

- 7.2 Government Guidance is contained in the National Planning Policy Framework (NPPF) February 2019. The NPPF sets out a presumption in favour of sustainable development, requiring that development which accords with an up-to-date local plan should be approved without delay. The NPPF identifies a number of key issues for the delivery of sustainable development, those most relevant to this case are:

- Requiring good design

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

- 5.3 Sustainable Design and Construction
- 7.4 Local character
- 7.6 Architecture

Croydon Local Plan: Strategic Policies 2018:

- SP4 Urban design and local character
- SP6.3 Sustainable Design and Construction

Croydon Local Plan Policies 2018:

- DM10 Design and character
- DM25 Sustainable drainage systems

Supplementary Planning Guidance as follows

- Suburban Design Guide SPD Adopted April 2019

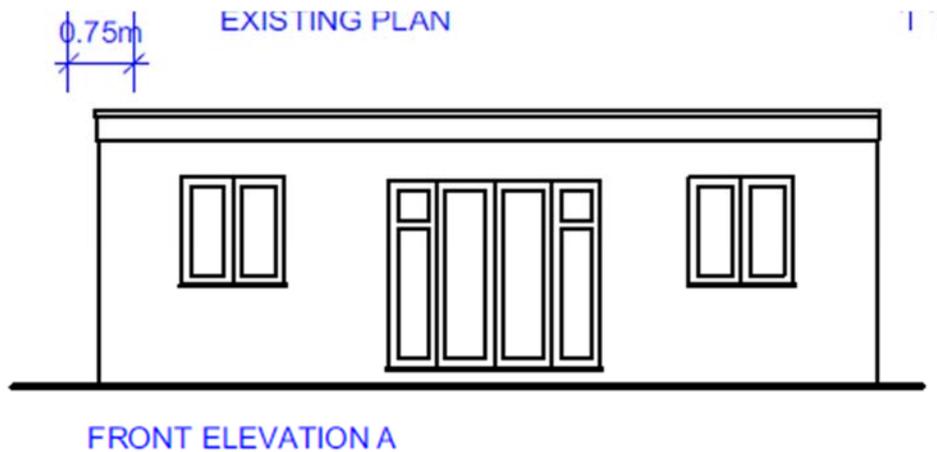
8 MATERIAL PLANNING CONSIDERATIONS

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

1. The impact of the development on the character and appearance of the site and surrounding area
2. The impact on the residential amenity of adjoining occupiers.
3. Trees
4. Flooding

The impact of the development on the character and appearance of the site and surrounding area

- 8.2 The Council's newly adopted Supplementary Planning Document - Suburban Design Guide requires outbuildings to be of a scale that is subservient to the main house. The maximum height and footprint of an outbuilding is determined on a case by case basis, dependent on the size of the plot, scale of the host building and impact on neighbouring amenity.

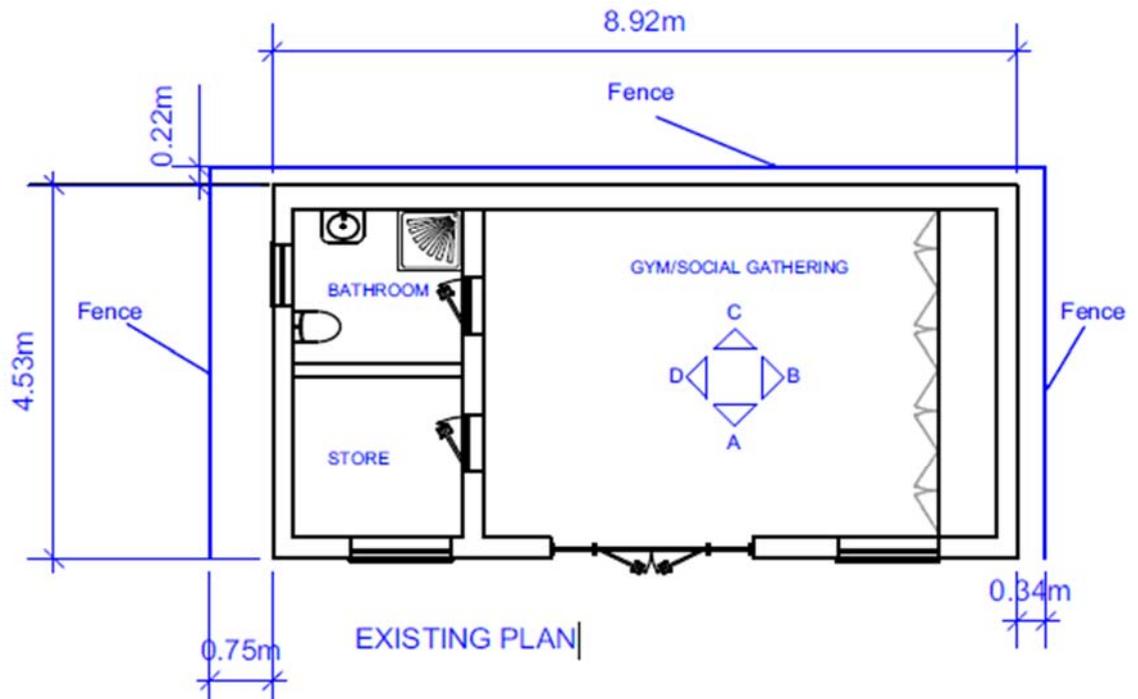


- 8.3 The outbuilding is not considered to be significant in scale. The height at 3.2 metres minimally exceeds the approved 3.0 metres height of the outbuilding approved under Ref. 18/00746/HSE and the footprint largely occupies the approved development. The development would respect the character of the application dwelling and its locality and accord with the aims of the Council's adopted SPD – Suburban Design Guide. The proposed development is therefore supported in terms of design, form and massing.

Residential Amenity

- 8.4 The Council will not support development proposals which would have adverse effects on the amenities of adjoining, nearby properties or have an unacceptable impact on the surrounding area. This can include a loss of privacy, a loss of natural light, a loss of outlook or the creation of a sense of enclosure.
- 8.5 The development as per the previously approved application is not considered to adversely affect the living conditions of the adjoining and neighbouring occupiers in terms of loss of light, outlook or intrusion.

- 8.6 The building is only partly visible from the rear garden of 11 Bisenden Road and whilst the upper part is visible as a result of the low rear boundary fence at the neighbouring site, it is not considered that the development would have an unacceptable impact on the light or outlook, overbearing or intrusion of adjoining occupiers beyond that of the existing boundaries. Privacy of neighbours would also be unharmed.
- 8.7 There are no windows proposed in the rear (eastern) elevation and the side and front windows would look out directly in to the application site.



- 8.8 The applicant has stated that the building is for use as a gym/gathering space which would be incidental to the use as a single family dwelling house. It is not considered that this use would generate a level of noise and general disturbance which would be substantially above that of the existing dwelling use.
- 8.9 In view of the existing residential setting and the ancillary use of the building to the application dwelling, it is not considered that the development would result in undue loss of noise and disturbance in line with policy DM10.6 of the Croydon Local Plan.

Flooding

- 8.10 The site is located in an area at low risk of surface water flooding. Due to the nature of the proposal involving household development and the low level risk of flooding it is considered that the proposal would be unlikely to result in an increased risk of flooding compared to the existing situation. However, to minimise any impact from surface water run-off a condition for the installation, retention and maintenance of a water-butt on site would be imposed should the Committee be minded to grant permission.

Trees

8.11 The previous proposal approved permission was not considered to negatively impact on trees.

Conclusions

8.12 The principle of a development in the rear garden is considered acceptable subject to recommended conditions. The erection of an outbuilding has been established by planning permission Ref. 18/00746/HSE and the scale and form is considered to respect the character of the surrounding area and neighbouring amenity.