

Planning Sub-Committee Agenda



To: Councillor Chris Clark (Chair)
Councillor Leila Ben-Hassel (Vice-Chair)
Councillors Paul Scott, Clive Fraser, Toni Letts, Callton Young, 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, 6 August 2020 at 6.00 pm**. This meeting will be held remotely. Members of the Committee will be sent a link to remotely attend the meeting in due course.

PLEASE NOTE: Members of the public are welcome to remotely attend this meeting via the following web link: <http://webcasting.croydon.gov.uk/meetings/10374>

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

Michelle Ossei-Gerning
020 8726 6000 x84246
michelle.gerning@croydon.gov.uk
www.croydon.gov.uk/meetings
Wednesday, 29 July 2020

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 30 July 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 19/03845/HSE 9 The Close Pampisford Road, Purley, CR8 2QD (Pages 11 - 22)

Alterations and erection of a two storey side extension, single/two storey rear extension, loft conversion including rear dormers, raised car space at the front and a rear terrace.

Ward: Purley Oaks and Riddlesdown
Recommendation: Grant permission

**5.2 20/01761/FUL 226 Addington Road, South Croydon, CR2
8LD (Pages 23 - 40)**

Erection of extensions to rear of the existing building to provide a 2 bedroom dwelling with private amenity courtyard and additional refuse and cycle provision.

Ward: Selsdon Vale and Forestdale
Recommendation: Refuse permission

6. Exclusion of the Press & Public

The following motion is to be moved and seconded where it is proposed to exclude the press and public from the remainder of a meeting:

"That, under Section 100A(4) of the Local Government Act, 1972, the press and public be excluded from the meeting for the following items of business on the grounds that it involves the likely disclosure of exempt information falling within those paragraphs indicated in Part 1 of Schedule 12A of the Local Government Act 1972, as amended."

This page is intentionally left blank

Planning Sub-Committee

Meeting of Croydon Council's Planning Sub-Committee held virtually on Thursday, 30 July 2020
at 8:13pm via Microsoft Teams

This meeting was Webcast – and is available to view via the Council's Web Site

MINUTES

Present: Councillor Chris Clark (Chair);

Councillors Paul Scott, Toni Letts, Gareth Streeter and Ian Parker

PART A

A41/20 **Minutes of the previous meeting**

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

A42/20 **Disclosure of Interest**

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

A43/20 **Urgent Business (if any)**

There was none.

A44/20 **Planning applications for decision**

A45/20 **19/05533/FUL 49 Crown Lane, Norbury, London, SW16 3JE**

Change of use from Class C4 (HMO) to sui generis use as a larger HMO.
Erection of single storey rear extension (amended description).

Ward: Norbury Park

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

Mr Petros Nicolaou, the applicant's agent spoke in support of the application.

.....

The Committee deliberated on the application presentation heard before them having heard all the speakers who addressed the Committee, and in turn addressed their view on the matter.

The substantive motion to **GRANT** the application based on the officer's recommendation was taken to the vote having been proposed by Councillor Toni Letts. This was seconded by Councillor Paul Scott.

The substantive motion was carried with four Members voting in favour and one Member abstaining their voting.

The Committee therefore **RESOLVED** to **GRANT** the application for the development of 49 Crown Lane, Norbury, London, SW16 3JE.

The meeting ended at 8.32 pm

Signed:

Date:

PLANNING SUB-COMMITTEE AGENDA

PART 5: Planning Applications for Decision

1 INTRODUCTION

- 1.1 In this part of the agenda are reports on planning applications for determination by the Planning Committee.
- 1.2 Although the reports are set out in a particular order on the agenda, the Chair may reorder the agenda on the night. Therefore, if you wish to be present for a particular application, you need to be at the meeting from the beginning.
- 1.3 Any item that is on the agenda because it has been referred by a Ward Member, GLA Member, MP or Resident Association and none of the person(s)/organisation(s) or their representative(s) have registered their attendance at the Town Hall in accordance with the Council's Constitution (paragraph 3.8 of Part 4K – Planning and Planning Sub-Committee Procedure Rules) the item will be reverted to the Director of Planning to deal with under delegated powers and not be considered by the committee.
- 1.4 The following information and advice applies to all reports in this part of the agenda.

2 MATERIAL PLANNING CONSIDERATIONS

- 2.1 The Committee is required to consider planning applications against the development plan and other material planning considerations.
- 2.2 The development plan is:
 - the London Plan (consolidated with Alterations since 2011)
 - the Croydon Local Plan (February 2018)
 - the South London Waste Plan (March 2012)
- 2.3 Decisions must be taken in accordance with section 70(2) of the Town and Country Planning Act 1990 and section 38(6) of the Planning and Compulsory Purchase Act 2004. Section 70(2) of the Town and Country Planning Act 1990 requires the Committee to have regard to the provisions of the Development Plan, so far as material to the application; any local finance considerations, so far as material to the application; and any other material considerations. Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires the Committee to make its determination in accordance with the Development Plan unless material planning considerations support a different decision being taken. Whilst third party representations are regarded as material planning considerations (assuming that they raise town planning matters) the primary consideration, irrespective of the number of third party representations received, remains the extent to which planning proposals comply with the Development Plan.
- 2.4 Under Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990, in considering whether to grant planning permission for development which affects listed buildings or their settings, the local planning authority must have special regard to the desirability of preserving the building or its setting or any features of architectural or historic interest it possesses.

- 2.5 Under Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990, in considering whether to grant planning permission for development which affects a conservation area, the local planning authority must pay special attention to the desirability of preserving or enhancing the character or appearance of the conservation area.
- 2.6 Under Section 197 of the Town and Country Planning Act 1990, in considering whether to grant planning permission for any development, the local planning authority must ensure, whenever it is appropriate, that adequate provision is made, by the imposition of conditions, for the preservation or planting of trees.
- 2.7 In accordance with Article 31 of the Development Management Procedure Order 2010, Members are invited to agree the recommendations set out in the reports, which have been made on the basis of the analysis of the scheme set out in each report. This analysis has been undertaken on the balance of the policies and any other material considerations set out in the individual reports.
- 2.8 Members are reminded that other areas of legislation covers many aspects of the development process and therefore do not need to be considered as part of determining a planning application. The most common examples are:
- **Building Regulations** deal with structural integrity of buildings, the physical performance of buildings in terms of their consumption of energy, means of escape in case of fire, access to buildings by the Fire Brigade to fight fires etc.
 - Works within the highway are controlled by **Highways Legislation**.
 - **Environmental Health** covers a range of issues including public nuisance, food safety, licensing, pollution control etc.
 - Works on or close to the boundary are covered by the **Party Wall Act**.
 - **Covenants and private rights** over land are enforced separately from planning and should not be taken into account.

3 **ROLE OF THE COMMITTEE MEMBERS**

- 3.1 The role of Members of the Planning Committee is to make planning decisions on applications presented to the Committee openly, impartially, with sound judgement and for sound planning reasons. In doing so Members should have familiarised themselves with Part 5D of the Council's Constitution 'The Planning Code of Good Practice'. Members should also seek to attend relevant training and briefing sessions organised from time to time for Members.
- 3.2 Members are to exercise their responsibilities with regard to the interests of the London Borough of Croydon as a whole rather than with regard to their particular Ward's interest and issues.

4. **THE ROLE OF THE CHAIR**

- 4.1 The Chair of the Planning Committee is responsible for the good and orderly running of Planning Committee meetings. The Chair aims to ensure, with the assistance of officers where necessary, that the meeting is run in accordance with the provisions set out in the Council's Constitution and particularly Part 4K of the Constitution 'Planning and Planning Sub-Committee Procedure Rules'. The Chair's most visible responsibility is to ensure that the business of the meeting is conducted effectively and efficiently.
- 4.2 The Chair has discretion in the interests of natural justice to vary the public speaking rules where there is good reason to do so and such reasons will be minuted.

- 4.3 The Chair is also charged with ensuring that the general rules of debate are adhered to (e.g. Members should not speak over each other) and that the debate remains centred on relevant planning considerations.
- 4.4 Notwithstanding the fact that the Chair of the Committee has the above responsibilities, it should be noted that the Chair is a full member of the Committee who is able to take part in debates and vote on items in the same way as any other Member of the Committee. This includes the ability to propose or second motions. It also means that the Chair is entitled to express their views in relation to the applications before the Committee in the same way that other Members of the Committee are so entitled and subject to the same rules set out in the Council's constitution and particularly Planning Code of Good Practice.

5. PROVISION OF INFRASTRUCTURE

- 5.1 In accordance with Policy 8.3 of the London Plan (2011) the Mayor of London has introduced a London wide Community Infrastructure Levy (CIL) to fund Crossrail. Similarly, Croydon CIL is now payable. These would be paid on the commencement of the development. Croydon CIL provides an income stream to the Council to fund the provision of the following types of infrastructure:
- i. Education facilities
 - ii. Health care facilities
 - iii. Projects listed in the Connected Croydon Delivery Programme
 - iv. Public open space
 - v. Public sports and leisure
 - vi. Community facilities
- 5.2 Other forms of necessary infrastructure (as defined in the CIL Regulations) and any mitigation of the development that is necessary will be secured through A S106 agreement. Where these are necessary, it will be explained and specified in the agenda reports.

6. FURTHER INFORMATION

- 6.1 Members are informed that any relevant material received since the publication of this part of the agenda, concerning items on it, will be reported to the Committee in an Addendum Update Report.

7. PUBLIC SPEAKING

- 7.1 The Council's constitution allows for public speaking on these items in accordance with the rules set out in the constitution and the Chair's discretion.

8. BACKGROUND DOCUMENTS

- 8.1 The background papers used in the drafting of the reports in part 6 are generally the planning application file containing the application documents and correspondence associated with the application. Contact Mr P Mills (020 8760 5419) for further information. The submitted planning application documents (but not representations and consultation responses) can be viewed online from the Public Access Planning Register on the Council website at <http://publicaccess.croydon.gov.uk/online-applications>. Click on the link or copy it into an internet browser and go to the page, then enter the planning application number in the search box to access the application.

9. RECOMMENDATION

- 9.1 The Committee to take any decisions recommended in the attached reports.

This page is intentionally left blank



This page is intentionally left blank

1.0 SUMMARY OF APPLICATION DETAILS

Ref: 19/03845/HSE
 Location: 9 The Close Pampisford Road Purley CR8 2QD
 Ward: Purley Oaks And Riddlesdown
 Description: Alterations and erection of a two storey side extension, single/two storey rear extension, loft conversion including rear dormers, raised car space at the front and a rear terrace
 Drawing Nos: 00442408-D26157; FD/TCP/19-01; FD/TCP/19-02; FD/TCP/19-03; FD/TCP/19-04; FD/TCP/19-S05D; FD/TCP/19-06A; FD/TCP/19-07C; FD/TCP/19-08D; FD/TCP/19-09B; FD/TCP/19-10; FD/TCP/19-11; FD/TCP/19-12B
 Applicant: Mr Olufemi Osiguwa
 Case Officer: Ryan McMinn

1.1 This application is being reported to Planning Sub-Committee as 14 objections have been received, which is above the threshold set out in the Committee Consideration Criteria.

2.0 RECOMMENDATION

- 2.1 That the Committee resolve to GRANT planning permission.
- 2.2 That the Direction of Planning and Strategic Transport is delegated authority to issue the planning permission and impose conditions and informative to secure the following matters:
- 1) In accordance with the approved plans.
 - 2) Proposed material to match the existing.
 - 3) Installation of a sustainable drainage water butt.
 - 4) Roof not to be used as a balcony.
 - 5) Development to be implemented within three years.
 - 6) Any other planning condition(s) considered necessary by the Director of Planning and Strategic Transport.

Informatives

- 1) Requirement for the new dropped kerb.
- 2) Any informative(s) considered necessary by the Director of Planning and Strategic Transport

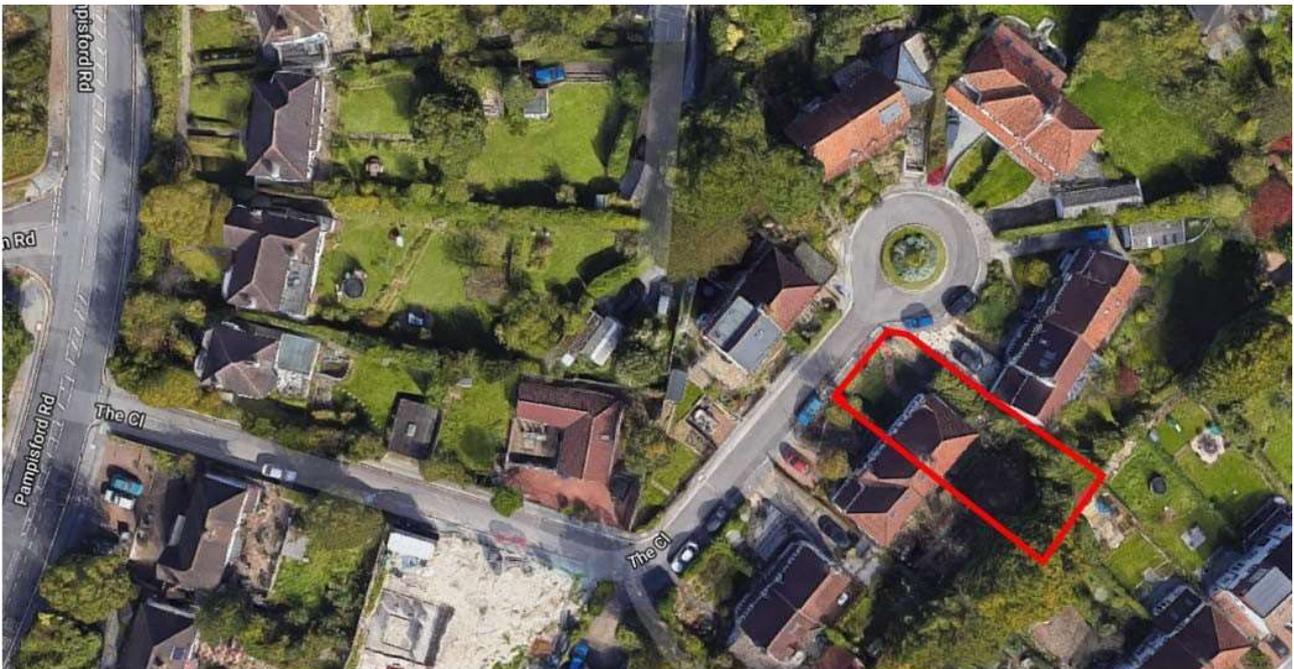
3.0 PROPOSAL AND LOCATION DETAILS

Proposal

- 3.1 Alterations and erection of a two storey side extension, single/two storey rear extension, loft conversion including rear dormers, raised car space at the front and a rear terrace. The description of the proposal was changed in June 2020 to better reflect the proposal.

Site and Surroundings

- 3.2 The application site is located on the south eastern side of The Close, which is a small cul de sac to the east of Pampisford Road. The site is currently occupied by a semi-detached two storey property with a detached garage to the north side and is located near the circular end of The Close.
- 3.3 The surrounding area is predominantly residential comprising of mainly two storey semi-detached houses. The Close has 16 dwellings which front it. Most of the dwellings within the cul de sac are of a mock Tudor style.
- 3.5 The site is located in a critical drainage area.



Planning History

- 3.3 There is no relevant planning history on this site.

4.0 SUMMARY OF KEY REASONS FOR RECOMMENDATION

- The application site comprises a family dwelling house with a single storey side garage which would be replaced with a two-storey side extension.

- The proposed scale, siting, material and appearance are satisfactory and acceptable in term of the visual amenity.
- The proposed development would not have a detrimental impact on any neighbouring amenities in the vicinity of the application site.

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 A total of 12 neighbouring properties were notified about the application and invited to comment by the way of letter. 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: 14 Objecting: 14

No further responses were raised to re-notification as a result of the change in description.

6.2 The following issues were raised in representations that are material to the determination of the application, which are addressed in substance in the next section of this report:

Objections

Summary of objections	Response
<i>Principle of development</i>	
Overdevelopment	Addressed in the report at paragraphs 8.1 – 8.2
Potential HMO	Addressed in the report at paragraphs 8.1 – 8.2
<i>Design</i>	
Out of character	Addressed in the report at paragraphs 8.3 – 8.8
Harm of character of the original dwelling	Addressed in the report at paragraphs 8.3 – 8.8
Excessive massing	Addressed in the report at paragraphs 8.3 – 8.8
Visual impact on the street scene (not in keeping)	Addressed in the report at paragraphs 8.3 – 8.8
<i>Amenities</i>	
Adverse impact neighbouring amenities	Addressed in the report at paragraphs 8.9 – 8.12

Disturbance (noise, pollution etc.)	Addressed in the report at paragraphs 8.9 – 8.12
<i>Traffic & Parking</i>	
Negative impact on parking, access and traffic in the area	Addressed in the report at paragraphs 8.13
<i>Other matters</i>	
Impact on trees	Addressed in the report at paragraphs 9.1

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 Croydon Local Plan (2018), Mayor's London Plan (2016) 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.

7.3 The main policy considerations from the London Plan (2016) raised by the application that the Committee are required to consider are:

- Policy 7.4 Local Character
- Policy 7.6 Architecture

7.4 The new Draft London Plan is nearing adoption. The current 2016 Consolidation Plan is still the adopted Development Plan. However the Draft London Plan is a material consideration in planning decisions and will gain more weight as it moves through the process to adoption. At present the plan in general is considered to carry some weight but does not have a particular bearing on this scheme.

Croydon Local Plan (2018)

7.5 The new local plan was adopted on the 27th February 2018. The main relevant policies to this application are as follows:

- SP4: Urban Design and Local Character.
 - SP4.1 High quality development that responds to local character
- DM10: Design and Character.
 - DM10.1 High quality development respecting:
 - a. The development pattern, layout and siting;

- b. The scale, height, massing, and density;
- c. The appearance, existing materials and built and natural features of the surrounding area;

DM10.7 Architectural detailing, materials respond to context, services, appropriate roof form.

- DM28: Trees

Supplementary Planning Document: Suburban Design Guide (April 2019)

7.6 The SDG (2019) forms a material planning consideration. This document provides guidance for suburban residential developments, development in Areas of Focussed Intensification and extensions and alterations to existing homes across the borough. It is a Supplementary Planning Document to the Croydon Local Plan (2018) and provides technical design guidance that seeks to both limit any negative impact on places, including the amenity of existing residents, and frame opportunities where increased densities can enhance places and bring benefits to communities.

8.0 MATERIAL PLANNING CONSIDERATIONS

8.1 The main planning issues raised by the application that the Planning Committee need to consider are listed below:

1. Principle of development.
2. Impact on the appearance of the site and surrounding area.
3. Impact of the development on neighbouring properties' living conditions.
4. Impact of the development on parking and the highway.
5. Impact of the development on trees.
6. Impact of the development on flooding.
7. Impact of the development on archaeology.

Principle of Development

8.2 The site constitutes a dwelling house in residential use. Policy DM10 and The Suburban Design Guide Supplementary Planning Document 2019 (SDG) set out guidance on residential development, stating that it is acceptable where it respects the character of the area and does not have a detrimental impact on living conditions of neighbouring occupiers. Objections to this application have mentioned that the dwelling could be used as a house in multiple occupation (HMO), however, this could not occur unless further planning permission to change the use of the property to a HMO is granted. The proposal is acceptable in principle, subject to the following considerations.

Impact on the appearance of the site and surrounding area

8.3 The character of the area is formed by semi-detached mock Tudor properties.

8.4 The proposed two-storey side extension would extend 4.7m to the north side in place of the existing side garage. The extension would project approximately 3.1m to the

rear at ground and first floor level while the ground floor would be flush with the front of the existing dwelling with a setback of 1.5m at first floor level. While the ground floor does not comply with the SDG (minimum setback of 215mm from the front), it would not present as an overly wide façade due to the ground level being significantly lower than the street and the articulation at first floor level would break up the façade.

- 8.5 The proposed tiled hipped roof would be lower than the ridge of the original roof and would be consistent with the built form of the original dwelling in line with Policy DM10 and SDG (2019). The rear dormer would not be higher than the ridgeline, it would not be wider than 2/3 of the roof to comply with the SDG and would not cause any harm to the character of the area. The proposed roof windows would not dominate the dwelling while there are other examples of roof windows on neighbouring dwellings which front the street.



Figure 1: Existing and proposed front elevation

- 8.6 The extension has been designed with materials to complement the host property (render, brickwork, tiles) and the fenestration would respect the established fenestration of the original dwelling.
- 8.7 The addition of a raised car space to the front of the site would not have a detrimental impact on the character of the area as the neighbouring property to the north (8 The Close) has a similar raised car space while the houses in The Close generally have car spaces at the front.
- 8.8 In light of the above, the proposed development, by reason of its proposed scale, siting, design, bulk, form, massing and material, is considered to respect the built form of the original dwelling, local context and appearance of the surrounding area. As such, the proposal is acceptable in terms of the visual amenity.

Impact of the development on neighbouring properties' living conditions



8.9 The subject site is attached to a two storey dwelling to the south (10 The Close) while the dwelling to the north (8 The Close) is positioned much deeper into the site than the subject site. The SDG states that two storey rear extensions should not be located on the attached side of the dwelling and they should generally be no wider than half the width of the existing house and no deeper than 45 degrees (in plan) as measured from the nearest habitable room window on neighbouring properties to both sides of the dwelling. The two storey side extension would not have a significant impact on the rear of the neighbouring dwellings as it would not be as deep as the rear wall of 8 The Close and would not be within a 45 degree angle of a rear window at 10 The Close. Due to the depth of 8 The Close in to the site, it would be in front of first floor windows in a side extension at that property. This is an arrangement which currently exists between the existing building. There would be some impact on these windows, but they would still enjoy good outlook to the front and the impact is so not great as to be unacceptable. The SDG specifies that single storey rear extensions on semidetached dwellings should not extend more than 3.5m beyond the existing rear wall. The ground floor rear extension would be 3.1m deep and finish flush with the south west boundary shared with 10 The Close and have a flat roof.

8.10 The proposed rear deck would extend 4.4m to the rear and would be the width of the dwelling. A high fence is currently located on the south side boundary and it is proposed to add a section of trellis to the top off the fence (approximately 0.75m of additional height) to prevent overlooking. This would not be a significant change to the existing boundary treatment. Screening would be added to the north side of the terrace which would be 1.7m high and would not have a detrimental impact on the amenity of 9 The Close.



Figure 2: Side boundary with a high fence

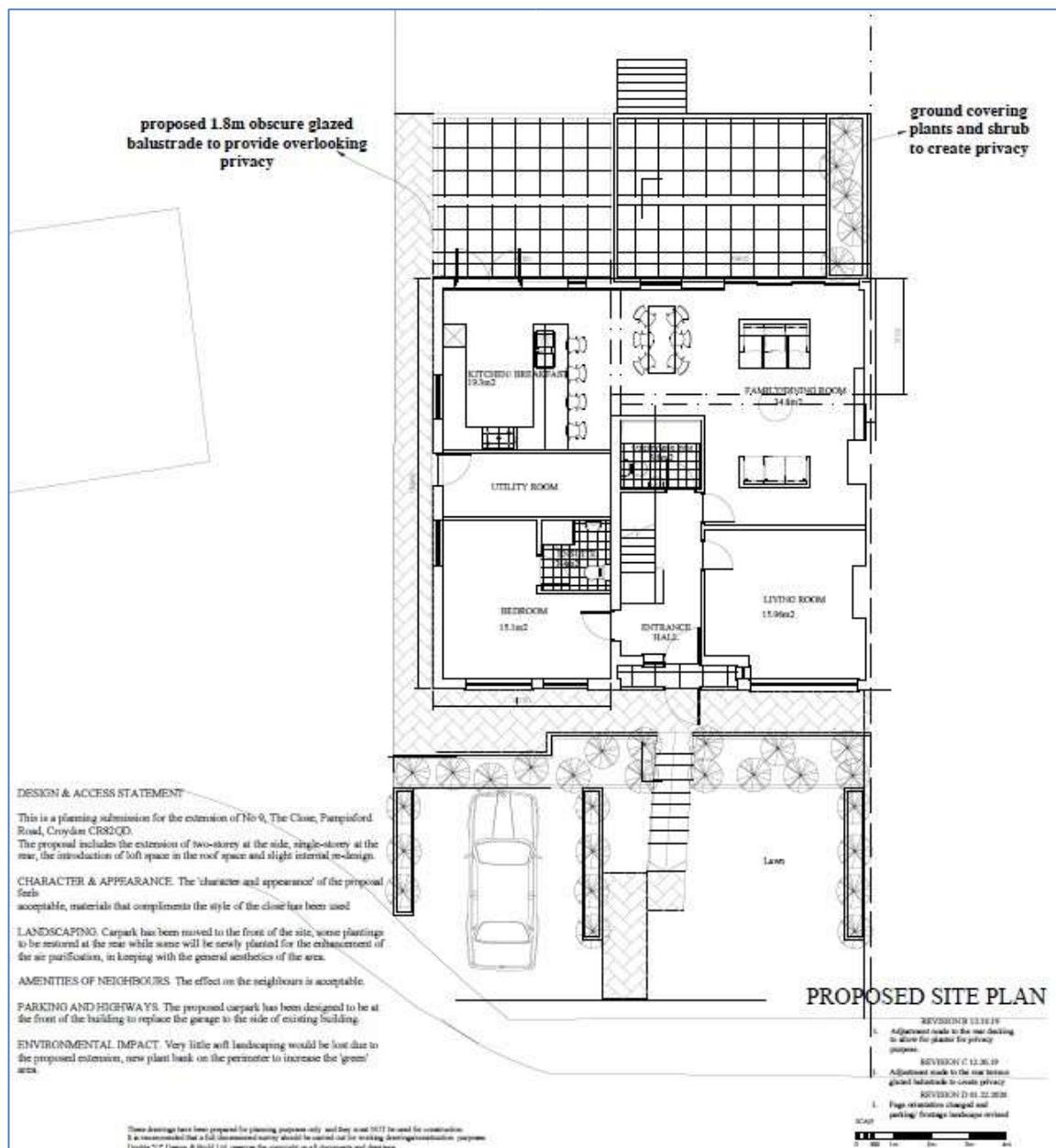


Figure 3: Ground floor and site plan

- 8.11 The two proposed first floor flank widows would serve bathrooms. Therefore the proposal would not result in any greater impact than currently experienced in terms of loss of privacy or overlooking and would not have adverse impacts on amenities in the vicinity of the application site in terms of privacy and overlooking.
- 8.12 In addition, the property would be used solely for residential purposes, and in the context of the area it is not considered this would result in any additional undue harm through noise and disturbance to surrounding occupiers. The development is acceptable in terms of its impact on residential amenities of neighbouring occupiers and amenities in the vicinity of the application site.

Impact of the development on parking and the highway

- 8.13 The proposed car parking area would accommodate one car parking space. From a site visit it was observed that it is unlikely that the current garage and hard standing

is used for parking cars. Therefore, it is considered that the loss of the garage is acceptable.



Figure

2 Existing house and garage

Impact of the development on flooding

8.14 The site is located in Flood Risk Zone 1 (low). The proposed development is not increasing the risk of flooding to the property as the ground floor level of the extension would be the same as the existing dwelling. However, a planning condition is suggested, which secures the installation of a sustainable drainage water butt to contribute to reducing the impact on the drainage system.

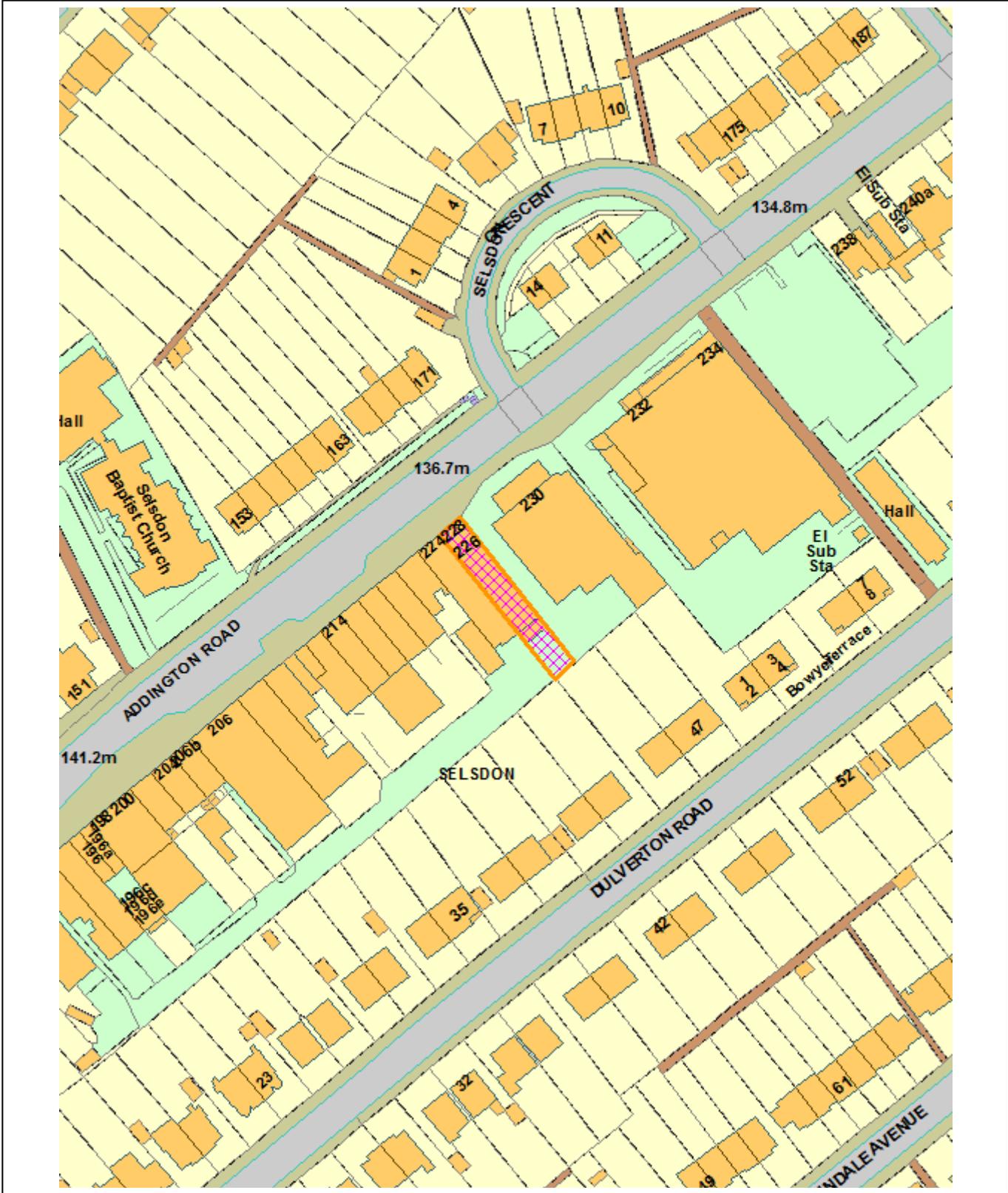
9.0 Other Planning Issues

9.1 In terms of wildlife and biodiversity, the site is not in a protected area and there is insufficient evidence especially given the characteristics of the site (residential property with garden) to suggest that there is protected flora and fauna on site. Furthermore, there would be no loss of significant trees as a result of the development.

10.0 Conclusion

10.1 The proposed development would not harm the appearance of the original dwelling, The Close streetscene or surrounding area. The development would not have a significant impact on neighbouring residential amenity and would not have an adverse impact on flooding. The proposed development would not result in unacceptable harm to or loss of trees.

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



This page is intentionally left blank

1 SUMMARY OF APPLICATION DETAILS

Ref: 20/01761/FUL
 Location: 226 Addington Road, South Croydon, CR2 8LD
 Ward: Selsdon Vale and Forestdale
 Description: Erection of extensions to rear of the existing building to provide a 2 bedroom dwelling with private amenity courtyard and additional refuse and cycle provision.
 Drawing Nos: 1460-PL-1100, 1460-PL-1101, 1460-PL-1102, 1460-PL-1110 Rev A, 1460-PL1200, 1460-PL1201, 1460-PL1210 Rev A, 1460-PL1211 Rev A, 1460-PL1300, 1461-PL1301, 1460-PL1310 Rev A, 1461-PL1311 Rev A,
 Applicant: Mr B Quadir
 Case Officer: Hayley Crabb

	2 Bedroom	Total
Proposed Homes	1	
Total	1	1

1.1 This application is being reported to Planning Sub Committee as the applicant is Councillor Quadir – and the Director of Planning and Strategic Transport considers it most appropriate for the planning application to be afforded Planning Sub Committee scrutiny.

RECOMMENDATION

2.1 That the Committee resolve to REFUSE planning permission for the following reasons:

1. The development would detract from the appearance of the building, exacerbate safety concerns and would be out of keeping with the character of the locality and surrounding area by reason of its size, siting, design and materials and would thereby conflict with the NPPF, Policies 7.1, 7.4 and 7.6 of the London Plan (consolidated with alterations since 2011) policies SP4.1, SP4.2 and DM10 of the Croydon Local Plan (2018) and the Suburban Design Guide - Supplementary Planning Document (April 2019).
2. The development would provide poor level of accommodation by reason of poor layout, poor outlook, poor amenity space and the fear of crime for future occupiers and would thereby conflict with Policies SP2.6, SP2.7, SP2.8 and DM10 of the

Croydon Local Plan 2018, Policy 3.5 of the London Plan (consolidated with alterations since 2011), the DCLG Technical Housing Standards - Nationally Described Space Standard (March 2015), the Housing Supplementary Planning Guidance to the London Plan (March 2016) and the Suburban Design Guide - Supplementary Planning Document (April 2019).

3. The development would be detrimental to the amenities of the occupiers of the host and adjoining property by reason of visual intrusion and poor outlook and would thereby conflict with Policy DM10 of the Croydon Local Plan 2018 and 7.4 and 7.6 of the London Plan (consolidated with alterations since 2011) and the Suburban Design Guide - Supplementary Planning Document (April 2019)

3 PROPOSAL AND LOCATION DETAILS

Proposal

- 3.1 The proposal comprises the erection of extensions to rear of the existing building to provide a 2 bedroom dwelling with private amenity courtyard and additional refuse and cycle provision.
- 3.2 The proposed house would be 2 bedroom (3 person) unit.

Site and Surroundings



- 3.4 The application site lies on the south-eastern side of Addington Road.

- 3.5 Two/three storey properties are sited along Addington Road with commercial/retail units on the ground floor and residential above. Two storey post-war housing lies further south-east. The application site consists of a restaurant on the ground floor with a four bedroom HMO on the upper floors.
- 3.6 The application site lies within Selsdon District Centre, a primary shopping area and an area at risk of surface water and critical drainage flooding as identified by the Croydon Local Plan
- 3.7 The site falls within a PTAL 2 – Poor accessibility to public transport links.

Planning History

- 3.8 19/04027/FUL - Alterations to existing front and rear elevation, installation of roof lights on front roof slope, alterations, erection of roof extension to include dormer extensions on rear roof slope, conversion of uppers floors to form 3 one bedroom flats and installation of balconies at rear at first and second floor levels and associated refuse, cycle stores and parking – Planning Permission Granted.
- 3.9 88/00243/P – Erection of two storey rear extension – Planning permission Granted.
- 3.10 87/02158/P – Erection of two storey rear extension – Planning Permission Granted.

230 Addington Road, South Croydon

- 3.11 16/05537/FUL - Demolition of existing garage and showroom. Erection of four storey building with retained lower ground floor level and basement comprising mixed use retail and 11 two bedroom, 14 one bedroom and 1 three bedroom flats – Planning Permission Granted. No works pursuant to this planning permission have taken place to date.

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 not appropriate for the site;
- There would be harm to the residential amenities of adjoining occupiers;
- The living standards of future occupiers would be un-acceptable;
- The level of parking and impact upon highway safety and efficiency is acceptable;
- Sustainability aspects of the development could 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 25 neighbouring properties were notified about the application and invited to comment. A site notice was also erected. 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: 1 Objecting: 0 Supporting: 1

6.2 The following issues were raised in representations that are material to the determination of the application, and they are addressed in the next section of this report:

- Overlooking
- Noise/Air Pollution
- Impact upon the enjoyment of garden

6.3 The following issues were raised in representations that are not material to the determination of the application:

- Property values (Officer comment: This is not a planning consideration)
- Blocking access from Dulverton Road (Officer comment: The proposed development should not have an impact on the current access arrangements from Dulverton Road)
- Nuisance by existing employees (This is not a planning consideration. Consideration will however be given with regards to the proposed development with regards to noise.

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), 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.

7.3 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
- 7.1 Neighbourhoods
- 7.4 Local Character
- 7.6 Architecture
- 8.3 Community infrastructure levy

The new Draft London Plan is nearing adoption. The current 2016 Consolidation Plan is still the adopted Development Plan. However the Draft London Plan is a material consideration in planning decisions and will gain more weight as it moves through the process to adoption. At present the plan in general is considered to carry some weight but does not have a particular bearing on this scheme.

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
- DM44 - Selsdon

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. MATERIAL PLANNING CONSIDERATIONS

8.1 The principal planning issues relate to:

- a. Principle of development
- b. Townscape and visual impact
- c. Residential amenity of neighbouring occupiers
- d. Residential amenity of future occupiers
- e. Transport and highways
- f. 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 in the capital, helping to address overcrowding and affordability issues.
- 8.3 Policy DM10 and The Suburban Design Guide Supplementary Planning Document (April 2019) set out guidance on subdivision of plots and infill development, stating that it is acceptable where it respects the character of the area. This will be assessed in more detail below.
- 8.4 The proposed development would create an additional residential unit that would make a small contribution to the borough achieving its housing targets as set out in the London Plan (2016) and the Croydon Local Plan (2018).
- 8.5 The surrounding area is mixed in use with residential above shops and to the rear of the site. It is considered this use is acceptable in principle subject to the demonstration that the development deals adequately with the matters raised in considering the material considerations relevant to the proposal.

Townscape and visual impact

- 8.6 The need for good design is supported in Paragraph 124 of the National Planning Policy Framework. Both the London Plan (policy 7.4b) and the Croydon Local Plan Strategic Policy SP4.1 identify the need for high quality design. To achieve high quality designs, proposals should consider the physical appearance and functionality of the development site and local area.
- 8.7 Policy DM10.1 advises that proposals should be of high quality and should respect:
- a. The development pattern, layout and siting;
 - b. The scale, height, massing, and density.
- 8.8 The Suburban Design Guide (April 2019) 2.28.1 states that proposals that seek to subdivide and/or infill must conform to Policy DM10.4(e) of the Croydon Local Plan and should refer to Section 2.16 or 2.18 of this guide (as relevant) in relation to building positioning. They should also consider the existing pattern of development along the street, and the associated visual amenity that breaks in built form provide.



Figure 1 Proposed rear elevation

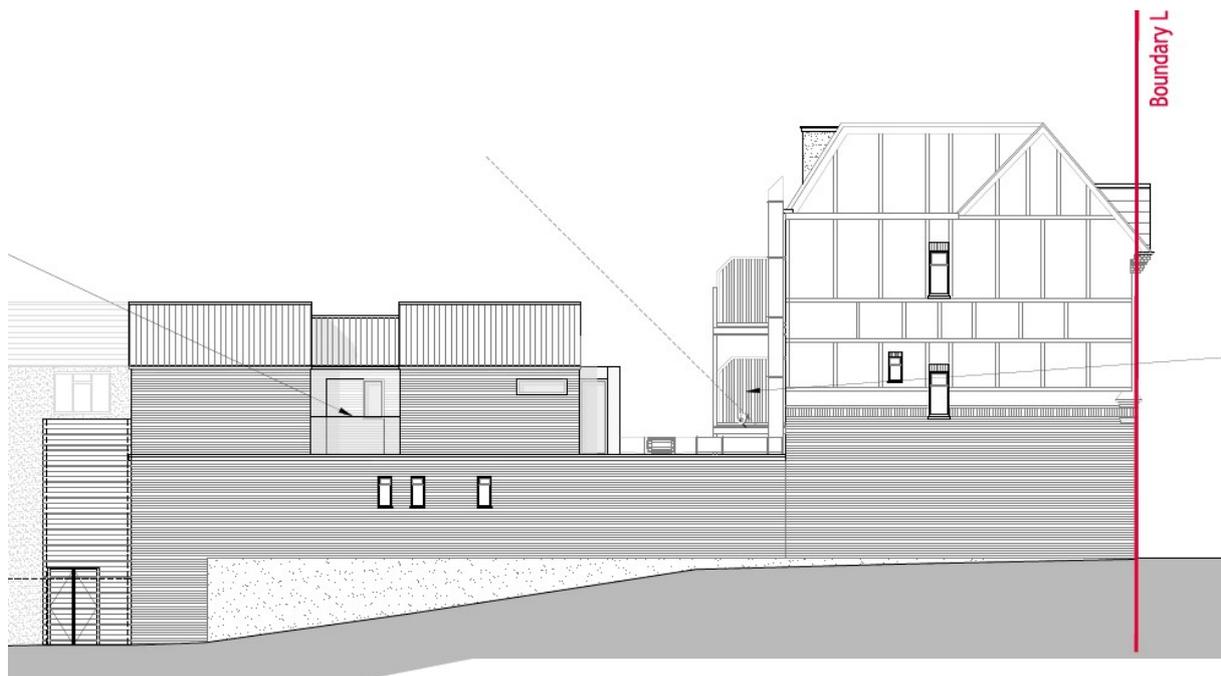


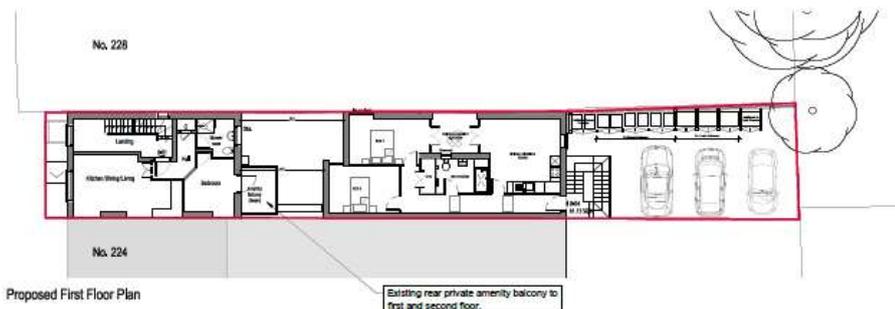
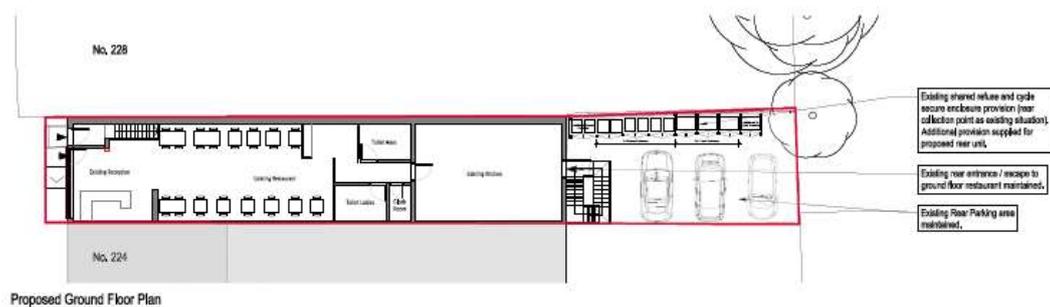
Figure 2 Proposed side extension

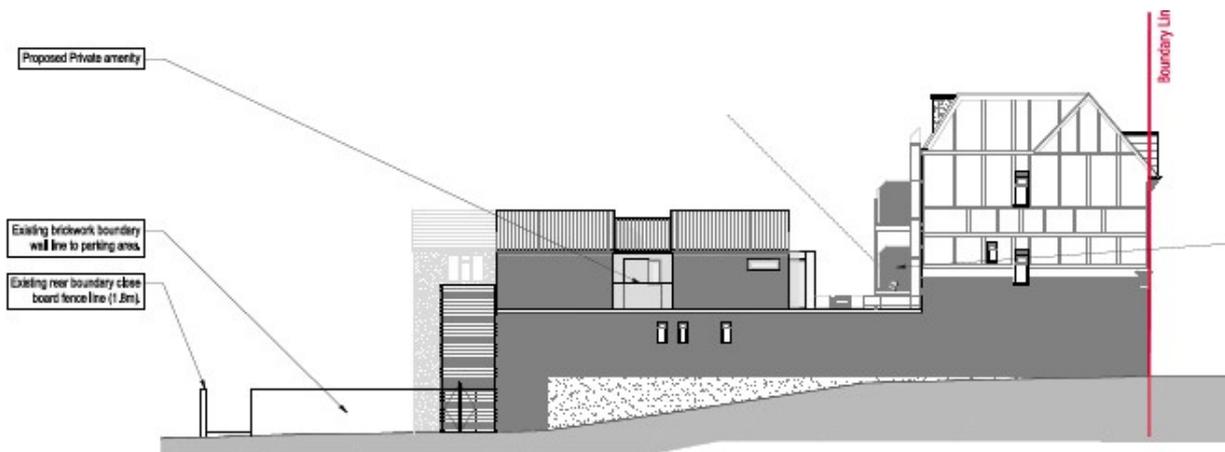
- 8.9 It is proposed to erect an extension at rear with a pitched roof. The proposed extension would use the majority of the existing roof area at rear and would be the full width of the plot. The extension would also incorporate changes to the existing building and an enclosed staircase at rear due to the changes in level at rear. There are varying forms of extension/parking area at rear with no. 222 having a three storey element at rear with a pitched roof.
- 8.10 The proposal would appear subservient to the frontage building, being lower in height. The pitched roof is an appropriate form of roof and responds to what has been previously approved at no. 222. The proposal would be the full width of the plot but in design terms this does not give rise to concern. However, the side elevation, on to the access road, would appear blank, with only a high level window and the inset amenity area relieving the building. The access road serves a number of properties in the area and is poorly overlooked and gives rise to concerns over safety or antisocial behaviour. The addition of another storey on the south side of the access with little surveillance opportunities exacerbates these problems. Additionally, the enclosed staircase to the rear is a bulky addition to the building, would not be coordinated in terms of its design and appearance and would be of a different material.
- 8.11 Whilst the area is to the rear of the shops has varying forms, it is considered the proposed development would detract from the appearance of the building, exacerbate concerns with the safety of the area and be detrimental to the character

of the area by reason of its size, siting and design/materials of the proposed development.

Residential amenity of neighbouring occupiers

8.12 The London Plan 2016 Policy 7.6 states 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).





- 8.13 The proposed house has been designed to minimise direct overlooking, due to the location of windows. No. 226 is in use as an Indian restaurant on the ground floor with a HMO over. Planning Permission has been granted for alterations and for the upper floors to be used as flats. This has not been implemented at the time of the officer's site visit. The proposed building would be located approximately 4.5m from the main rear wall (approximately 2.7m from the end of the balcony to the proposed extension).
- 8.14 The upper floors of 224 Addington Road (including the roof area) have been converted to three flats and have rear facing dormer extensions on the rear roof slope, (reference 06/04290/P), the upper floors of 222 Addington Road have also been converted in to flats with roof extensions (18/02030/GPDO and 18/05467/FUL)
- 8.15 Planning permission has been granted at 230 Addington Road for the erection of a four storey building with retained lower ground floor level and basement comprising mixed use retail and 11 two bedroom, 14 one bedroom and 1 three bedroom flats (16/05537/FUL). This has not been constructed at the time of the officer's site visit.
- 8.16 The upper floors of the frontage building and in residential use and the approved scheme for its conversion in to self contained flats is a material consideration. Both the existing layout and the approved scheme results in principal room windows and main habitable room windows being located in the rear elevation of the existing building, at a distance of approximately 4.5m, which would result in a loss of outlook and an overbearing impact detrimental to the amenities of existing and future residents. There would be a similar impact on 224 Addington Road. Whilst the proposal would be set to the north and on an angle, it would still be in close proximity, below 5m, from rear principal room windows.
- 8.17 There are residential properties to the rear of the site in Dulverton Road. The proposed development would be located approximately 13m from the boundary. No. 222 Addington Road which is in use as flats is closer to the boundary than the

proposed development. It is considered in this instance, the proposed development would not have an undue impact on the amenities of properties in Dulverton Road as to withhold planning permission.

Residential amenity of future occupiers

- 8.18 The Housing SPG states in 2.1.1 *“The Mayor is clear that one of his key planning priorities is “to improve standards for the quality and design of housing, making sure that homes meet the needs of a changing population throughout their lives, and are built to the highest environmental standards”¹¹⁴. The London Plan (LP) reflects this and promotes design quality in all new homes to enhance and extend London’s architectural heritage and deliver higher design standards for everyone. The Mayor’s aim is to deliver new housing in all tenures which is fit for purpose in the long term; comfortable, safe, accessible, environmentally sustainable, and spacious enough to accommodate the changing needs of occupants throughout their lifetimes”.*

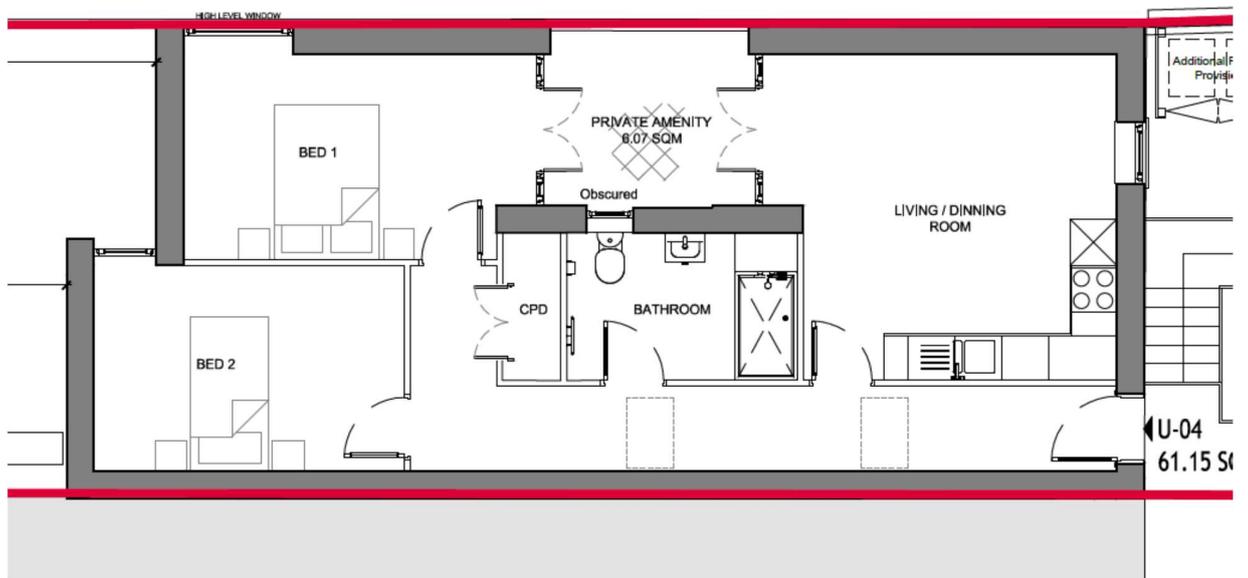
Paragraph C of Policy 3.5 of the London Plan sets out an approach to the design of individual dwellings and shared spaces within buildings. It incorporates Government’s nationally described space standard¹³⁰, adopted through MALP, which new dwellings are required to meet, and outlines considerations relating to the size and layout of rooms in a dwelling, the ‘approach’, the ‘home as a place of retreat’, and climate change mitigation and adaptation. If step free access is not proposed, it needs to be clearly demonstrated that achieving step free access would make the development unviable.

In 2.3.2 The ‘arrival’ at a building, the design of shared circulation and lift access, car parking provisions and areas for cycle storage are important factors in making housing safe and secure, welcoming and accessible for all. The standards recognise that many new homes in London will be flats, and that the design of the shared circulation areas will be critical to the success of new developments. Many of these standards are based on accessibility and adaptability principles, which have been requirements for new housing in London for a number of years”.

- 8.19 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 occupant. The Housing SPG states “Private open space is highly valued and should be provided in all new housing developments. Minimum private open space standards have been established in the same way as the internal space standards, by considering the spaces required for furniture, access and activities in relation to the number of occupants. The resultant space should be of **practical shape and utility** and care should be taken to ensure the space offers good amenity”.
- 8.20 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).

- 8.21 The standards require a 2 bedroom (3 persons) unit to have a minimum internal floor area of 61m² with 2m built in storage. The proposed house would meet the Technical standards.
- 8.22 The proposed house would have a high level window serving bedroom 1 and a side facing window to bedroom 2, both of which face north-east and an external private amenity space located towards the centre of the floor plan, which bedroom 1 and the main living space would both have an access to.

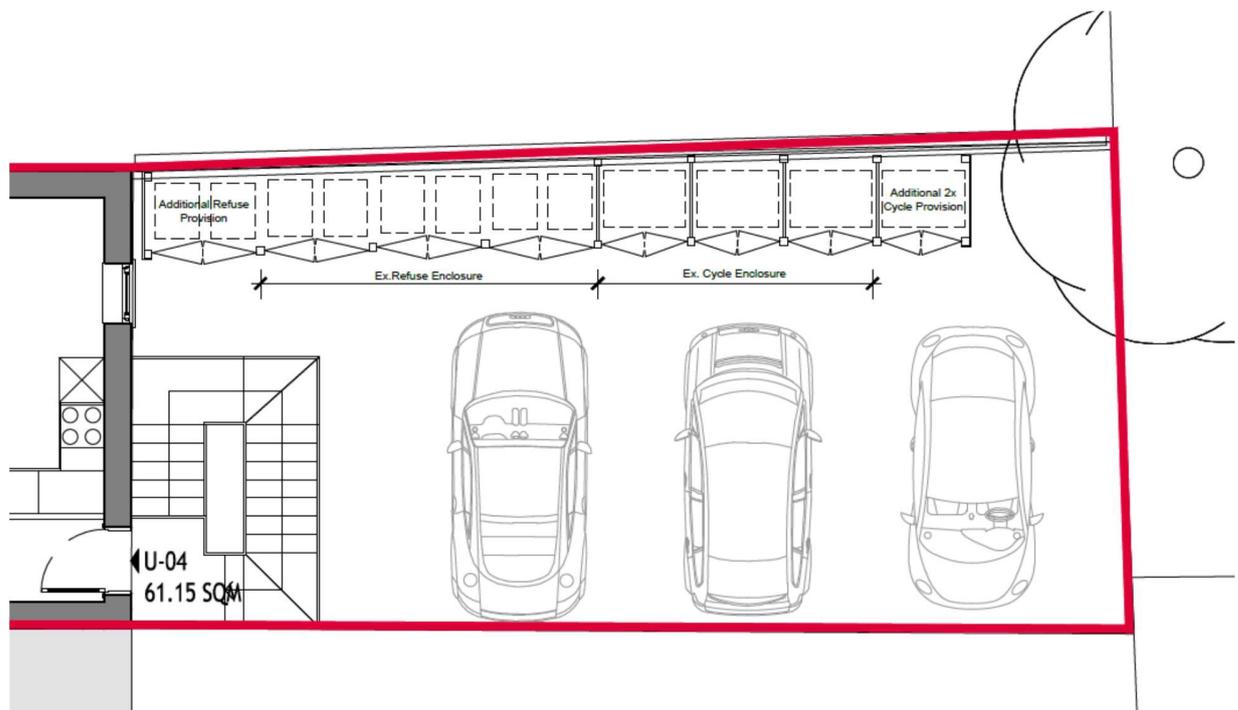


- 8.23 The location of the private amenity space would give bedroom 1 a second aspect, improving the light and outlook which is otherwise only available from a high level window. However, the outlook, whilst on to what could be a pleasant area, being within the occupiers' control, is mainly on to the rear elevation of the living space. Overall this bedroom is considered to have poor outlook and light. Bedroom 2 would similarly suffer with a small side facing window located at one end of the room. The amenity space would be mainly enclosed and north-east facing, on the opposite side of an alleyway from an approved four storey building. Whilst it would provide amenity in some respects similar to an inboard balcony it would be enclosed on three sides and front on to the access road to the north. This combined with the poor outlook, and small window to the main living space results in an unacceptable level of residential amenity in a poorly laid out unit with poor outlook.

- 8.24 There would be an enclosed entrance with a staircase accessed from the carpark at the rear. This would result in the proposed dwelling not being accessible and adaptable (M4(2)) and give rise to safety and security concerns with residents only access being via an unlit service road and the rear parking/servicing area. The siting of the proposed development therefore gives rise to the fear of crime and therefore would not be safe, secure and welcoming and accessible for all.
- 8.25 It is proposed to extend the refuse provision at the rear of the site and the collection arrangement would appear to be similar to neighbouring arrangements. Given the siting of the refuse store and other approvals for storage at rear and the collection arrangements are similar to that of its neighbours, it is considered it would not be so detrimental to warrant a refusal of planning permission.
- 8.26 It is noted that there are air conditioning units and ventilation arrangements for the restaurant and the neighbouring shop/flats on the rear elevation. Without proper ventilation arrangements the restaurant could give rise to odour or smell detrimental to residential amenity. Should the proposal be recommended for approval, further information would be requested to ensure that the noise from the ventilation units would not have an unacceptable impact on residential amenity and for the restaurant's flue to be re-provided.

Transport and highways

- 8.27 Policies 6.12 and 6.13 of the London Plan (Consolidated with Alterations Since 2011) seek to ensure that the road network is safe for all while ensuring that an appropriate level of parking is provided in new developments. Policy DM29 of the Croydon Local Plan 2018 – Promoting sustainable travel and reducing congestion. (b) Have a positive impact and must not have a detrimental impact on highway safety for pedestrians, cyclists, public transport users and private vehicles. In 10.29 “All development has an impact on traffic movement in the borough. In order to reduce impact on traffic movement the Council will require new development to promote measures to increase the use of public transport, cycling and walking. Policy DM30 – Promoting sustainable growth and reducing impact of car parking in new development.



8.28 The subject site is in an area with a PTAL accessibility rating of 2 (on a scale of 1a - 6b, where 6b is the most accessible) as indicated on maps produced by TFL and provides moderate access to public transport. 3 parking spaces have been shown at rear which is the current arrangement which would be maintained (the same as per 19/04027/FUL). Whilst the proposal would result in an additional unit on the site and no additional parking proposed, it is considered given its District Centre location, that the level of parking would be acceptable in this instance.

8.29 It is proposed to extend the existing cycle provision at rear. An additional cycle store has been shown for 2 more bicycle spaces. Details of the cycle store can be secured by condition. This does not outweigh the harm that has been identified elsewhere within this report.

Environment and sustainability

8.30 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.

8.31 The site is identified as very low risk for surface water flooding. Given the siting of the site and the flats located on the upper floors, it is considered a condition requiring flooding mitigation measures is not necessary in this instance.

6. OTHER MATTERS

- 6.1 All other planning considerations including equalities have been taken into account.