

Planning Sub-Committee Agenda



To: Councillor Paul Scott (Chair)
Councillor Humayun Kabir (Vice-Chair)
Councillors Jamie Audsley, Sherwan Chowdhury, Luke Clancy,
Bernadette Khan, Jason Perry, Joy Prince, Sue Winborn and Chris Wright

A meeting of the **Planning Sub-Committee** which you are hereby summoned to attend, will be held on **Thursday, 5 April 2018** at the rise of Planning Committee but not earlier than **7.15 pm** in **Council Chamber, Town Hall, Katharine Street, Croydon CR0 1NX**

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

Cliona May
020 8726 6000
cliona.may@croydon.gov.uk
www.croydon.gov.uk/meetings
Monday, 26 March 2018

Members of the public are welcome to attend this meeting.

If you require any assistance, please contact the person detailed above, on the righthand side.

To register a request to speak, please either e-mail

Planning.Speakers@croydon.gov.uk or phone the number above by 4pm on the Tuesday before the meeting.

N.B This meeting will be paperless. The agenda can be accessed online at www.croydon.gov.uk/meetings

AGENDA – PART A

1. Apologies for absence

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

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

To approve the minutes of the meeting held on 8 March 2018 as an accurate record.

3. Disclosure of Interest

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

4. Urgent Business (if any)

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

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

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

5.1 18/00055/FUL 197 Godstone Road, Kenley, CR8 5BN (Pages 11 - 18)

Alterations; Erection of single storey rear extension and dormer extensions in the rear roof slope; Sub-division of the property to form 2x three bedroom dwellings.

Ward: Kenley

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."

This page is intentionally left blank

Planning Sub-Committee

Meeting of the Planning Sub-Committee held on Thursday, 8 March 2018 at 8.00 pm in Council Chamber, Town Hall, Katharine Street, Croydon, CR0 1NX

MINUTES

Present: Councillor Paul Scott (Chair);
Councillor Humayun Kabir (Vice-Chair);
Councillors Sherwan Chowdhury, Luke Clancy and Richard Chatterjee

PART A

A23/18 **Minutes of the previous meeting**

RESOLVED that the minutes of the meeting held on 8 February 2018 be signed as a correct record subject to the revised minute for Item 5.1 (17/05738/FUL); and 22 February 2018 be signed as a correct record subject to the revised minute for Item 5.2 (17/05355/FUL) and Item 5.3 (17/06391/FUL), circulated within the Addendum

A24/18 **Disclosure of Interest**

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

A25/18 **Urgent Business (if any)**

There was none.

A26/18 **Planning applications for decision**

A27/18 **5.1 17/06367/FUL Land rear of 16 Honister Heights, Purley, CR8 1EU**

Demolition of existing garage and erection of single storey dwelling with accommodation in roof space.

Ward: Sanderstead

Details of the planning application was presented by the officers. There were no questions for clarifications.

There were no speakers for approval or objection to the application.

Councillor Kabir proposed a motion for approval and Councillor Scott seconded the motion.

The motion was put to the vote and was carried with all (5) Members unanimously voting in favour.

The Committee **RESOLVED** to **GRANT** permission for development at Land rear of 16 Honister Heights, Purley, CR8 1EU.

The meeting ended at 8.07 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

PART 5: Planning Applications for Decision

Item 5.1

1 APPLICATION DETAILS

Ref: 18/00055/FUL
Location: 197 Godstone Road, Kenley, CR8 5BN
Ward: Kenley
Description: Alterations; Erection of single storey rear extension and dormer extensions in the rear roof slope; Sub-division of the property to form 2x three bedroom dwellings
Drawing Nos: 1072.01, 1072.02 Rev C, 1072.03 Rev C, 1072.04, 1072.05 Rev C
Agent: James Denny of CW Consulting
Case Officer: Georgina Betts

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

2 RECOMMENDATION

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

Conditions

- 1) The development shall be carried out wholly in accordance with the approved plans
- 2) Prior to the occupation the cycle and refuse stores as approved shall be provided on site and retained thereafter
- 3) Water butt to be installed upon completion
- 4) Removal of permitted development rights
- 5) Matching materials to be used
- 6) Commence within 3 years of the date of the permission
- 7) Any other planning condition(s) considered necessary by the Director of Planning & Strategic Transport

Informatives

- 1) Community Infrastructure Levy – Granted
- 2) Control of noise and pollution from construction sites
- 3) Part wall act of 1996
- 4) Any informative(s) considered necessary by the Director of Planning & Strategic Transport

3 PROPOSAL AND LOCATION DETAILS

Proposal

3.1 The applicant seeks full planning permission for the:

- Alterations to the existing building
- Erection of single storey rear extension
- Construction of dormer extensions in the rear roof slope
- Sub-division of the property to form 2x three bedroom dwellings
- Associated hard and soft landscaping

Site and Surroundings

- 3.2 The current premises are part retail, office and store with two workshops in connection with the former motor cycle repair workshop business. A residential flat above has direct access to Godstone Road.
- 3.3 The Croydon Local Plan shows the site partly within an Archaeology Priority Zone and to the rear lies a Site of Special Scientific Interest, a Site of Nature Conservation Importance and Metropolitan Green Belt on the other side of the railway line to the north-east.
- 3.4 Opposite are houses (at a lower level) and further to the south-west is Local Open Land. The River Bourne water course runs through the open land. Godstone Road is on the Transport for London Road Network. It is in a location where there is Gas Pipe Low Pressure.
- 3.5 The area is mostly residential in character, mainly detached, semi-detached and terraced houses and bungalows, with some commercial properties interspersed.

Planning History

- 3.6 17/01315/FUL – Planning permission was refused for the alterations to form 2 three bedroom house, erection of single storey rear extension and dormer extensions in the rear roof slope. The application was refused on the ground of impact on the adjoining property by reason of its size and siting resulting in visual intrusion.

4.0 SUMMARY OF KEY REASONS FOR RECOMMENDATION

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

4 CONSULTATION RESPONSE

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

5 LOCAL REPRESENTATION

- 6.1 The application has been publicised by way of letters sent to neighbouring occupiers of the application site. The number of representations received from neighbours, local groups etc. in response to notification and publicity of the application were as follows:

No of individual responses: 23 Objecting: 22 Supporting: 1

5.2 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:

- Over development
- Wall are thin/general noise and disturbance
- Damage to neighbouring properties as a result of the development
- Lack of parking/parking congestion
- Out of character/property too small/never a house before

6 RELEVANT PLANNING POLICIES AND GUIDANCE

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

7.2 Government Guidance is contained in the National Planning Policy Framework (NPPF), issued in March 2012. The NPPF sets out a presumption in favour of sustainable development, requiring that development which accords with an up-to-date local plan should be approved without delay. The NPPF identifies a number of key issues for the delivery of sustainable development, those most relevant to this case are:

- Requiring good design.
- Permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions

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

Consolidated London Plan 2015 (LP):

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

Croydon Local Plan 2018 (CLP):

- SP2 on homes
- SP4 on urban design and local character
- SP6 on environment and climate change
- SP8 on transport and communications
- DM1 on housing choice for sustainable communities
- DM10 on design and character
- DM13 on refuse and recycling
- DM16 on promoting healthy communities
- DM19 on promoting and protecting healthy communities

- DM23 on development and construction
- DM24 on land contamination
- DM25 on sustainable drainage systems and reducing flood risk
- DM27 on biodiversity
- DM28 on trees
- DM29 on promoting sustainable travel and reducing congestion
- DM30 on car and cycle parking in new development
- Applicable place-specific policies

Supplementary Planning Document No2 on Residential Extensions and Alterations is also relevant to this proposal.

7 MATERIAL PLANNING CONSIDERATIONS

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

- 1) Principle of the development
- 2) Townscape and visual impact
- 3) Impact on neighbouring amenity
- 4) The standard of accommodation for future occupiers
- 5) Access, parking and turning arrangements.
- 6) Flooding

Principle of Development

7.2 The application site forms part of a terrace but is the only commercial unit along this particular stretch of Godstone Road. The commercial premises were part retail, office and store with two workshops used in connection with the former motor cycle repair workshop business; the site has now been vacant for nearly two years.

7.3 Under the Croydon Local Plan 2018 there is no direct policy which would seek the retention of such scattered retail units. The site is clearly disconnected from neighbourhood centres.

7.4 The principle of the development was acceptable under the previous application (Ref No: 17/01315/FUL) and there is no policy change that would alter this view. The principle loss of the commercial unit and the provision of residential accommodation is therefore supported.

Townscape and Visual Impact

7.5 The proposed building would utilise the existing side walls, have a replacement frontage but the same frontal elevation position, same roof height albeit with roof lights at the front and dormers at the rear. The proposed depth of the rear extensions have been considerably reduced as part of this application and now have a depth of 7.8 metres (a reduction of 2.7 metres from original submitted).

7.6 Given the single storey nature, reduced depth and limited visibility from the wider area the single storey extensions are not considered to harm the appearance of the townscape.

7.7 The overall design and scale of the rear facing dormer windows are as depicted in the previous application. No concerns were raised at the time of the previous application and the recent change in policy would not alter this view.

Impact on Neighbouring Residential Amenity

7.8 As discussed above, the depth of the single storey rear extension has been reduced substantially from the previous application. A projection of no more than 3.5 metres would exist beyond the rear of 195 Godstone Road and therefore this relationship is acceptable.

7.9 While the projection beyond 199 Godstone Road would be larger at 3.9 metres this depth would be a reduction to that of the existing structure while resulting in a visual improvement. The impact of the development would be minimised further by the setting of the extension within the existing bank at the rear. For these reasons the impact upon 199 Godstone Road is considered acceptable.

7.10 The dormer extensions would be at a height which would not impact upon daylight nor result in visual intrusion.

7.11 The impact on the residential amenities of the occupiers of properties in Godstone Road is considered acceptable. In addition, a Daylight and Sunlight Report was submitted as part of the application and has demonstrated an acceptable relationship.

The standard of accommodation for future occupiers

7.12 Both units would provide a good standard of accommodation and would contribute to the Borough's need for three bedroom homes. Whilst the units fall just under the minimum space standards set out in the "Technical Housing Standards March 2015" for 3 bedroom 4 person dwellings over three floors this is marginal with both units achieving a GIA of 89.28sqm; the standards set at 90sqm.

7.13 A large and generous garden comparable with its neighbours would be provided for each dwelling well in excess of the minimum requirement of the Local Plan.

7.14 The provision of level access is not achievable on this site due to the sloped topography. Given that such arrangements are identical to that of its neighbours this matter is considered acceptable on balance.

7.15 It is therefore considered that the proposals would result in a good standard of accommodation that would meet the needs of the borough and can be supported.

Parking and Cycle Storage

7.16 Most properties locally do not have on-site parking availability. Whilst there are some on-street parking spaces, the demand is high and comments from local residents suggest parking is a problem. The PTAL is rated 1b which indicates poor accessibility to public transport. The development proposes no parking spaces for the two houses however the applicant has demonstrated that secure cycle and refuse storage can be provided at the lower ground floor level.

7.17 In the previous application TFL supported a car free development and as part of this latest proposal have not provided any further comments. Given the presence of a bus route along Godstone Road, the ability to control cycle spaces through condition and

the need to encourage sustainable transport choice it is considered on balance that a car free scheme can be supported, especially given the previous comments from TFL.

- 7.18 Subject to a suitably worded condition in regards to provision and retention of the cycle and refuse storage the development is acceptable in terms of highway implication. This conclusion is consistent with the views and conclusions expressed in the previous application (Ref No 17/01315/FUL).

Flooding

- 7.19 The application site does not lie within a designated flood zone nor an area at risk of surface water or critical drainage flooding. However, it is acknowledged that the wider Kenley area flooded in recent years. In an attempt to help with water runoff from the site it is suggested that water butts are attached the rear extensions which would be secured through condition.

Conclusions

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