

PART 6: Planning Applications for Decision

Item 6.3

1.0 SUMMARY OF APPLICATION DETAILS

Ref: 18/02653/FUL
 Location: Land rear of 26 Fairfield Road, CR0 5LH
 Ward: Park Hill and Whitgift
 Description: Erection of four storey block comprising of 8 x one bed flats with associated refuse and cycle storage and landscaping.
 Drawing Nos: 6547-PL001 Rev A, 6547-PL002, 6547-PL003, 6547-PL004, 6547-PL005
 Applicant: Havenhill Ltd
 Agent: Howard Fairbairn MHK
 Case Officer: Wayne Spencer

	1 bed	2 bed	3 bed	4 bed
Houses	8			

Number of car parking spaces	Number of cycle parking spaces
0	0

1.1 This application is being reported to Planning Committee because there have been more than 12 objections received.

2.0 RECOMMENDATION

- 2.1 That the Planning Committee resolve to GRANT planning permission.
- 2.2 That the Director of Planning and Strategic Transport has delegated authority to issue the planning permission subject to a Section 106 Agreement relating to parking permits and impose conditions and informatives to secure the following matters:

Conditions

- 1. In accordance with the approved plans
- 2. Refuse/cycle stores to be installed/retained in perpetuity
- 3. External facing materials (including samples) to be approved
- 4. Hard and soft landscaping to be approved (to incorporate SuDS)
- 5. Construction Logistics Plan
- 6. Water usage off 110L per head per day
- 7. 19% carbon dioxide reduction
- 8. Removal of permitted development rights
- 9. Commence within 3 years
- 10. Any other planning condition(s) considered necessary by the Director of Planning and Strategic Transport

Informatives

- 1) Community Infrastructure Levy
- 2) Code of practice for construction sites

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

3.0 PROPOSAL AND LOCATION DETAILS

Proposal

- 3.1 The applicant seeks full planning permission for the following:

- Erection of four storey building comprising 8 x one bed flats
- Refuse and cycle stores to all new properties
- Associated hard and soft landscaping

Site and Surroundings

- 3.2 The application site lies on the northern side of The Avenue with Fairfield Road to the north. The site is currently vacant land which previously served as the rear garden area for no.26 Fairfield Road. However this land has subsequently been sold and in the ownership of another party.
- 3.3 The surrounding area is residential in character with properties fronting Fairfield Road being predominantly 2-storeys in height. However, the extant planning permission for 28-30 Fairfield Road would increase the building height to six storeys. The built form at the rear of no.24 Fairfield Road (fronting The Avenue) is two and a half storeys high and the built form on the southern side of The Avenue is predominately four storeys in height therefore there is no strict pattern of development, particularly with regards to overall height, in the locality.
- 3.4 The application site is at 'very low' risk of surface water flooding. The site is not within a Conservation Area and the building in question is neither nationally nor locally listed.

Planning History

24 Fairfield Road

- 3.5 15/00548/P – Erection of a two/three storey building at the rear of no.24 Fairfield Road comprising of six flats – Outline permission granted. All reserved matters have been approved under reference 15/04120/RES and the development has been fully implemented accordingly.

26 Fairfield Road

- 3.6 16/06484/FUL – Erection of three storey building at the rear of 26 Fairfield Road comprising of six flats – Permission granted but not yet implemented.
- 3.7 18/04056/FUL – Demolition of the existing building and construction of a block of nine flats comprising 4 x one bed, 4 x two bed and 1 x three bed flats, with associated refuse and cycle storage areas, landscaping and car parking – Application yet to be determined

28-30 Fairfield Road

- 3.8 17/02696/FUL – Erection of part four storey, part six storey building at 28-30 Fairfield Road comprising of 33 flats – Permission granted subject to legal agreement.

4.0 SUMMARY OF KEY REASONS FOR RECOMMENDATION

- The principle of the development is acceptable given the residential character of the immediate locality and the extant planning permission.
- The design and appearance of the development is appropriate given the context of surrounding area.
- The living conditions of adjoining occupiers would be protected from undue harm.
- The living standards of future occupiers are satisfactory and meet the National Housing Space Standards.
- The highway impact on the surrounding area would be acceptable.
- Sustainability aspects are controllable through the use of planning conditions.

5.0 CONSULTATION RESPONSE

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

6.0 LOCAL REPRESENTATION

6.1 The application has been publicised by way of consultation letters sent to the properties which are adjacent to 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: 16 Objecting: 16 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:

- Overcrowding/overdevelopment of the site
- Massing of the built form out of keeping with the area – height exceeds adjoining buildings
- Overlooking to properties in ‘Cotelands’
- Loss of outlook
- Noise impact/disturbance
- Lack of parking causing significant highways impact – parking permits should be withheld
- Close to schools – construction vehicles would cause obstructions/highway safety concerns
- Not been demonstrated that the site is suitable for car club provision
- Lack of play space for future occupiers

6.3 The following comments have been received but are not material to the determination of this application and will require no further assessment:

- Pavement which abuts the site is in private ownership and could not be used – not a material planning consideration
- Loss of a view – not a material planning consideration

7.0 RELEVANT PLANNING POLICIES AND GUIDANCE

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

7.2 Government Guidance is contained in the National Planning Policy Framework (NPPF), issued in July 2018. The NPPF sets out a presumption in favour of sustainable development, requiring that development which accords with an up-to-date local plan should be approved without delay. The NPPF identifies a number of key issues for the delivery of sustainable development, those most relevant to this case are:

- Promoting sustainable transport;
- Delivering a wide choice of high quality homes;
- Requiring good design.

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

- 3.3 Increasing housing supply
- 3.4 Optimising housing potential
- 3.5 Quality and design of housing developments
- 3.8 Housing choice
- 5.1 Climate change mitigation
- 5.2 Minimising carbon dioxide emissions
- 5.3 Sustainable design and construction
- 5.12 Flood risk management
- 5.13 Sustainable drainage
- 5.16 Waste net self sufficiency
- 6.3 Assessing effects of development on transport capacity
- 6.9 Cycling
- 6.13 Parking
- 7.2 An inclusive environment
- 7.3 Designing out crime
- 7.4 Local character
- 7.6 Architecture
- 7.21 Woodlands and trees

7.4 Croydon Local Plan 2018:

- SP1.1 Sustainable development
- SP1.2 Place making
- SP2.1 Homes
- SP2.2 Quantities and location
- SP2.6 Quality and standards
- SP4.1 and SP4.2 Urban design and local character
- SP4.11 regarding character
- SP6.1 Environment and climate change

- SP6.2 Energy and carbon dioxide reduction
- SP6.3 Sustainable design and construction
- SP6.4 Flooding, urban blue corridors and water management
- SP8.6 and SP8.7 Sustainable travel choice
- SP8.12 Motor vehicle transportation
- SP8.17 Parking
- DM1: Housing choice for sustainable communities
- DM10: Design and character
- DM13: Refuse and recycling
- DM16: Promoting Healthy Communities
- DM23: Development and construction
- DM25: Sustainable Drainage Systems and Reducing Flood Risk
- DM29: Promoting sustainable travel and reducing congestion
- DM30: Car and cycle parking in new development

7.5 There is relevant Supplementary Planning Guidance as follows:

- London Housing SPG March 2016

8.0 MATERIAL PLANNING CONSIDERATIONS

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

- Principle of development
- Townscape and visual impact
- Housing Quality for future occupiers
- Residential amenity for neighbours
- Transport
- Sustainability

Principle of development

8.2 The appropriate use of land is a material consideration to ensure that opportunities for development are recognised and housing supply optimised. The site already has extant planning permission for the erection of a 3-storey flat block comprising of six self-contained flats. As such, there is no objection in principle to the proposed development in this location provided the proposal respects the character and appearance of the surrounding area and there are no other impact issues.

Townscape and visual impact

8.3 The existing site is currently vacant and previously former part of the rear garden land used in connection with no.26 Fairfield Road. However as stated above this land has subsequently been sold and no longer forms part of 26 Fairfield Road. The extant permission (reference 16/06484/FUL) proposes a three storey building (part of which is below ground level) and includes a valley pitched zinc clad roof which offers a distinguishing feature to the building. The proposed development would be on the same footprint and would add an additional storey which will increase the height of the building from three to four storeys retaining the approved valley pitched zinc clad roof. Given that the proposal would retain the design features of the approved building, the

increase in height would not be at odds with the massing of the built form in the immediate locality, particularly with regard to the extant permission at 28-30 Fairfield Road and the existing four storey flat blocks to the south within the Avenue. It is considered that the development would not constitute overdevelopment of the site and would not be out of keeping with the built form in the locality. The materials to be used would be the same as the extant permission and would therefore be acceptable in terms of the character or appearance of the surrounding area.



2016 – Approved Scheme



Current Proposal

Housing quality for future occupiers

8.4 The proposal involves the increased density on site of two additional one bedroom units, based on the extant permission, at second floor level. The units proposed at lower ground, ground and first floor would remain unchanged with the ground floor units needing to remain compliant with M4(2) of the Building Regulations. The National Space Standards and the London Plan states that 1-bed, 2 person dwellings should provide a minimum internal floor space of 50m². The plans submitted indicate that all of the proposed units meet these space standards. Having assessed the room sizes and the associated fenestration detailing on the proposal, the additional units would replicate those previously approved and it is considered that all habitable rooms of all units would have a good outlook with adequate sized windows allowing a significant

amount of natural light to enter all of the proposed units. As such, there would be no detrimental impact upon the living conditions of future occupiers.

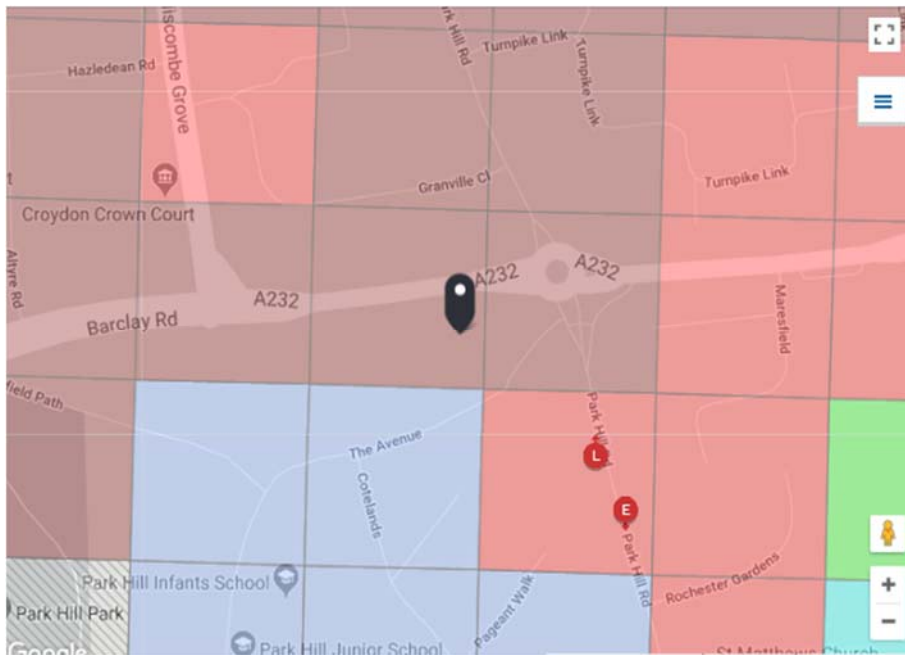
- 8.5 The proposed development would include outdoor balcony spaces fronting The Avenue which replicate those previously permitted under the extant permission. They will provide approximately 5sqm of outdoor amenity space which will meet the London Plan Housing Standards. There is also a communal rear garden which would provide sufficient space to meet the play space standards within Policy DM10 of the Croydon Local Plan. As such, the proposed development would provide an acceptable standard of accommodation for all future occupiers.

Residential amenities of neighbours and future occupiers

- 8.6 The additional floor to the previously approved building would be set away from the 2-storey building to the west (rear of no.24 Fairfield Road) by more than 2 metres. The separation distance from this building would ensure that there would not be a significant impact upon the amenities of the occupiers of this adjacent building.
- 8.7 The associated fenestration on the extant permission was designed to ensure that the windows do not have any undue impact upon the amenities of the occupiers of any existing properties with regards to overlooking or loss of privacy. As the additional floor replicates the form and fenestration detailing of the third floor of the extant permission, it would maintain a separation distance of 20 metres from the existing properties in Fairfield Road and a separation distance of over 15 metres from the existing properties on the southern side of The Avenue. Given these separation distances, it is considered that the development would not have a significantly detrimental impact upon the amenities of the occupiers of the properties in either Fairfield Road or The Avenue. There would be no significant harm arising to any other residential amenity in the immediate locality.

Transport

- 8.8 The application site is in an area with a Public Transport Accessibility Level (PTAL) accessibility rating of 1b as it is accessed from The Avenue however it should be noted that the site is very close to a PTAL 6b which is to the north of the site which is depicted below.



8.9 The site is located in a Controlled Parking Zone (CPZ), the East Inner Permit Zone. There is no parking included in the proposal. The Council's Transportation Team have concluded that, without any controls on car ownership, the proposal would have the potential to increase parking stress in the area. The applicant would therefore be expected to enter a Section 106 agreement to prevent residents of the new development accessing parking permits.

8.10 Covered secure cycle storage should be provided in accordance with the standards set out in the London Plan. Cycle parking is shown in plan only and details would need to be approved by the Council prior to occupation. A Construction Logistics Plan would also need to be submitted and approved prior to the start of construction. The Transportation Team therefore raise no objection, subject to the above obligation and conditions.

Refuse storage

8.11 Refuse storage was previously proposed to the side of the building and it was considered that *'whilst this would be prominent in the streetscene, this is a similar arrangement to the neighbouring building to the rear of no. 24.'* The two additional 1-bed units being proposed would require a slightly larger refuse storage area however it is considered that this would remain acceptable given the arrangements to the property to the west (rear of no. 24).

Sustainability

8.12 Conditions would be secured in relation to a 19% carbon dioxide emission and a water use target of 110L per head per day.

Flood Risk

8.13 The site itself is not within an area which is susceptible to surface water flooding. As a result, no Flood Risk Assessment or flooding mitigation would be required for this development.

Other Planning Issues

8.14 The site is not designated as having any known biodiversity or ecology issues. As such, it is not considered that the development would have any undue impact upon ecology or biodiversity. The landscaping scheme approved under the extant permission has been replicated for this proposal and would therefore be subject of a further condition.

8.15 The previous permission referred to the site being within an Archaeological Priority Zone and a condition was added to the permission. This condition would be replicated under this application.

Conclusion

8.16 The proposal would result in the redevelopment of the site which would provide eight new homes within the Borough. The development would not be significantly harmful or out of keeping with the character of the area and would not have a significant impact on the amenities of adjoining occupiers. Landscaping, parking, energy systems and sustainable drainage are all acceptable in principle and can be secured by condition. It is therefore recommended that permission is granted.

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