

PART 5: Planning Applications for Decision

Item 5.2

1.0 SUMMARY OF APPLICATION DETAILS

Ref: 18/00205/FUL
 Location: 47 High Street, South Norwood, SE25 6HJ
 Ward: South Norwood
 Description: Removal of the shop front; insertion of new windows and associated detailing to front elevation; installation of entrance door to side elevation; change of use of part of ground floor from Class A1 to Class C3 to form 1 x one bed flat..
 Drawing Nos: AM/47HSSN/01, AM/47HSSN/02, AM/47HSSN/03, AM/47HSSN/04 Rev 3, AM/47HSSN/05 Rev 2
 Applicant: Mr Nowsad Gani
 Agent: Mr Aaron Hill
 Case Officer: Wayne Spencer

	1 bed	2 bed	3 bed	4 bed
Houses	1			

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

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

2.0 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 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 storage to be installed/retained in perpetuity
- 3. External facing materials to match the existing building
- 4. Privacy screen to the rear balcony
- 5. Submission of a Noise Assessment with mitigation measures
- 6. Water usage off 110L per head per day
- 7. 19% carbon dioxide reduction
- 8. Commence within 3 years
- 9. Any other planning condition(s) considered necessary by the Director of Planning and Strategic Transport

Informatives

- 1) Community Infrastructure Levy

- 2) 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:

- Removal of shop front
- insertion of new windows and associated detailing to front elevation
- installation of entrance door to side elevation
- formation of rear balcony area
- Conversion of shop to provide 1 x 1-bed flat
- Private amenity space to rear
- Refuse and cycle storage

Site and Surroundings

- 3.2 The application site lies on the western side of South Norwood High Street adjacent to David House to the south. The ground floor unit in question is currently operating as an upholstery retail unit.
- 3.3 The built form immediately to the north and south of the site is residential in character with the main retail elements of South Norwood High Street over 70 metres to the south west.
- 3.4 The site is within the South Norwood Conservation Area however the site is now outside of the South Norwood District Centre under the Croydon Local Plan 2018. The site is not within any designated shopping area or retail frontage and the building in question is neither nationally nor locally listed. The application site is at 'very low' risk of surface water flooding.

Planning History

- 3.5 87/03653/P- Conversion of ground floor shop to flat and alterations – Permission granted but never implemented.

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 fact that the site is outside of a designated shopping area or retail frontage.
- 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.
- There would be no undue highway impact upon the surrounding area.
- 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: 75 Objecting: 75 Supporting: 0

6.2 In addition, an online petition has been made with 641 signatories objecting to the loss of the retail unit in question.

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

- Out of keeping with the area
- Loss of front bays and shop front would be harmful to the Conservation Area
- Loss of a much needed and operational retail unit unacceptable
- Detrimental impact upon the vitality of the High Street
- No parking
- Inadequate refuse storage
- Poor quality residential accommodation
- Noise and air pollution impact upon future occupiers
- Contrary to Policy SP3 of Croydon Local Plan 2018 – loss of an employment premises which is a ‘Tier 4 – Scattered Employment Site’ (Officer Comment: The ground floor premises is in retail use and does not constitute a scattered employment use)
- Increase in anti-social behaviour

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
- SP3.1 Encouraging employment
- SP3.2 4-Tier approach
- 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
- DM4: Development in Croydon Metropolitan Centre, District and Local Centres
- 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:

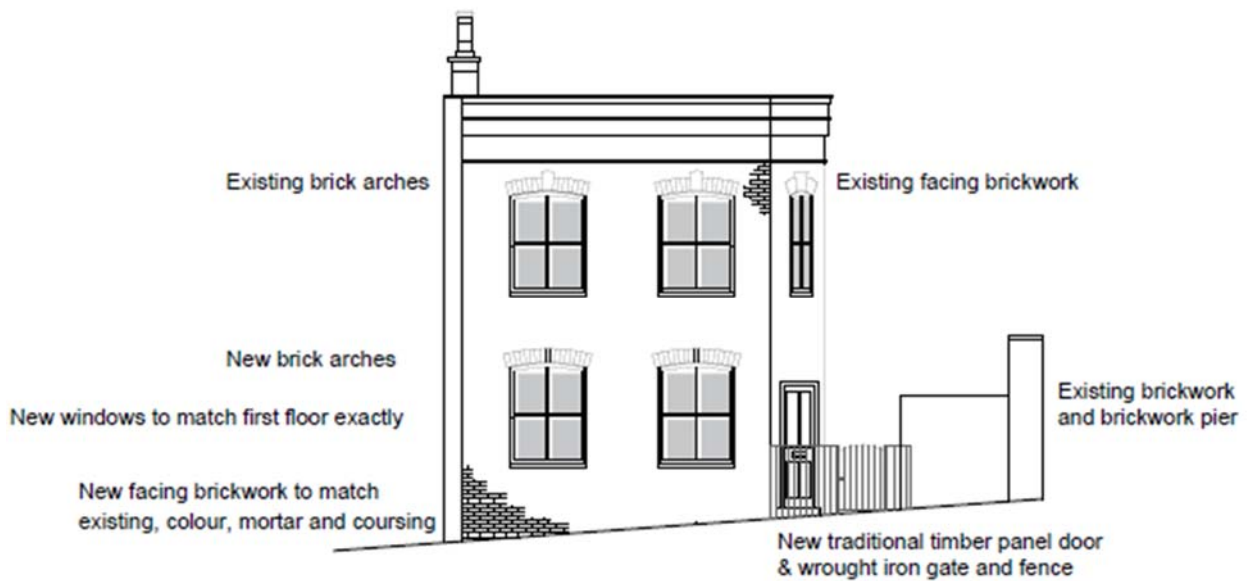
- Principle of development
- Townscape and visual impact
- Housing Quality for future occupiers
- Residential amenity for neighbours
- Transport
- Sustainability

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. Under the Croydon Local Plan 2018, the application site is no longer part of the District Centre. The site is not in use as either a B1, B2 or B8 use class nor is it considered to be a community or employment facility. As such, there are no policies within the Croydon Local Plan 2018 preventing the loss of a shop or retail floor space outside of a designated frontage or town centre. Therefore, 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 proposed development would involve the removal of the shop front features associated with the retail element at the front of the building. The proposal is to replicate the first floor front windows at ground floor level, including the brick arches and retain the existing facing brickwork matching the colour, mortar and coursing of the existing building. The Council's Conservation Officer was consulted on the application and requested that the door should be relocated to the canted corner of the front elevation which is shown on the recently revised plans. It was considered that this was likely to be the original location of the door and it has allowed the development to have a more traditional relationship with the street frontage. They also requested that the door should be a traditionally detailed timber panelled door and this has also been incorporated into the submission. The agent has included a low level wrought iron gate and fence to the entrance which is considered acceptable. It is therefore considered that the entirety of the development would not constitute overdevelopment of the site (as raised in third party comments) and would continue to conserve the characteristics of the South Norwood Conservation Area.



Housing quality for future occupiers

8.4 The National Space Standards and the London Plan states that 1-bed, 1 person dwellings (with a shower room) should provide a minimum internal floor space of 37m². The plans submitted indicate that the proposed unit meets these space standards. The plans show the bedroom measuring 11.78sqm which appears to include part of the outdoor balcony space. Having measured the submitted plans, the bedroom is approximately 9.8sqm which is considered the size of a single rather than a double bedroom in accordance with the National Space Standards and the London Plan. Having assessed the room sizes and the associated fenestration detailing on the proposal, all habitable rooms of the proposed unit would have a good outlook with adequate sized windows allowing a significant amount of natural light to enter all of the habitable spaces. With regards to potential noise impact from the road, provided the windows are of a high specification this can be mitigated against. The Council could request a Noise Assessment to be submitted and approved prior to occupation of the proposed unit. Provided noise mitigation measures are incorporated, it is considered that there would be no significantly detrimental impact upon the living conditions of future occupiers.

8.5 The proposed development would include an outdoor balcony space to the rear of the building. It is also proposed to provide a small area of outdoor space at the front of the site and the total outdoor amenity area to be provided would exceed 5sqm and would therefore meet the National Space Standards and the London Plan. The depth of the rear balcony, at its deepest point, would be 1.5m and, as such, the proposed development would provide an acceptable standard of accommodation for future occupiers.

Residential amenities of neighbouring occupiers

8.6 The only additional built form required as a result of this proposal would be the rear balcony and the wrought iron front gate and fencing. The minimal rearward projection of the balcony element would prevent any significant overshadowing or overbearing impact upon the surrounding properties. The Council would require a privacy screen to be installed to the flank wall of the balcony to prevent any significant overlooking from the balcony to the flats in David House and this could be secured by condition.

All fenestration is front and rear facing and the windows would not have any undue impact upon the amenities of the occupiers of any other existing properties with regards to overlooking or loss of privacy.

- 8.7 The wrought iron gate and fencing would be built across the frontage between the front elevation of the building and the pathway which serves the adjoining flat entrances. As there is minimal additional built form, it is considered that the development would not have a significantly detrimental impact upon the residential amenities of the occupiers of the properties in the immediate locality.

Transport

- 8.8 The application site is in an area with a Public Transport Accessibility Level (PTAL) accessibility rating of 5, indicating very good access to public transport links. The site is located in the South Norwood controlled parking zone, and there is no parking included in the proposal. Given that the proposal is for a 1-bed unit and given the high PTAL rating, it is unlikely that the proposal would have any significant impact upon the highway network.
- 8.9 Covered secure cycle storage should be provided in accordance with the standards set out in the London Plan. There is a cycle space included on the submitted plans however it is not shown as being secure or covered. However, this element could be secured by planning condition.

Refuse storage

- 8.10 Refuse storage is proposed to be located within the communal access to the other flats within the site. It is located adjacent to the side of the building and, given that it is set back over 8 metres into the site, it would not be unduly prominent in the street scene and would be in an acceptable location for refuse collection. The capacity of this store would be secured by condition.

Sustainability

- 8.11 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

- 8.12 The site itself is within an area which is at 'very low' risk of surface water flooding. As a result and given the scale of works proposed, no Flood Risk Assessment or flooding mitigation would be required for this development.

Other Planning Issues

- 8.13 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 nature and scale of the works would not require any landscaping as part of this proposal.
- 8.14 With regards to third party comments and the potential for anti-social behaviour, it is not considered that an additional 1-bed unit in this location would result in a significant

increase in anti-social behaviour and all other matters raised have been addressed in this report.

Conclusion

- 8.15 The proposed change of use would be acceptable in principle as the site is not within a statutory designation protected by the Croydon Local Plan and the proposal would provide an additional 1-bed home within the Borough. The development would conserve the Conservation Area and would not be significantly harmful or out of keeping with the character or appearance of the area. It would not have a significant impact on the amenities of adjoining occupiers and the standard of accommodation would be acceptable. It is therefore recommended that permission is granted.
- 8.16 All other relevant policies and considerations, including equalities, have been taken into account.