

**PART 5: Planning Applications for Decision**

**Item 5.5**

**1.0 SUMMARY OF APPLICATION DETAILS**

Ref:	18/03686/FUL
Location:	Croham Hurst Place, 17 Wisborough Road, South Croydon CR2 0DR
Ward:	Sanderstead
Description:	Demolition of existing garage block and extension of existing bungalow to provide a single storey, nine bedroom bungalow for use as part of the existing residential care home (enlargement of proposal approved under 18/02021/FUL)
Drawing Nos:	Site Location Plan, 740-400, 740-401, 740-405, 740-415, 740-419, 740-420, 740-441
Applicant:	Mr James Philips at Bramley Health
Agent:	Mr Danny Hartlebury (Aspire Architectural Services Ltd)
Case Officer:	Hayley Crabb

- 1.1 This application is being reported to committee because 12 objections have been received above the threshold for committee consideration and because the ward councillor (Cllr Lynne Hale) has made representation in accordance with the Committee Consideration Criteria and requested committee consideration.

**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 and impose conditions and informatives to secure the following matters:

**Conditions**

1. Development to be carried out in accordance with the approved drawings and reports except where specified by conditions
2. Materials as specified in the application and to match existing
3. Car parking provided as specified
4. No additional windows in the flank elevations
5. Hard and soft landscaping as specified in the application and in application 18/02026/DISC
6. Provision of a water butt
7. Time limit of 3 years
8. Any other planning condition(s) considered necessary by the Director of Planning and Strategic Transport

**Informatives**

- 1) Code of practise for Construction Sites
- 2) Wildlife protection

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

### 3.0 PROPOSAL AND LOCATION DETAILS

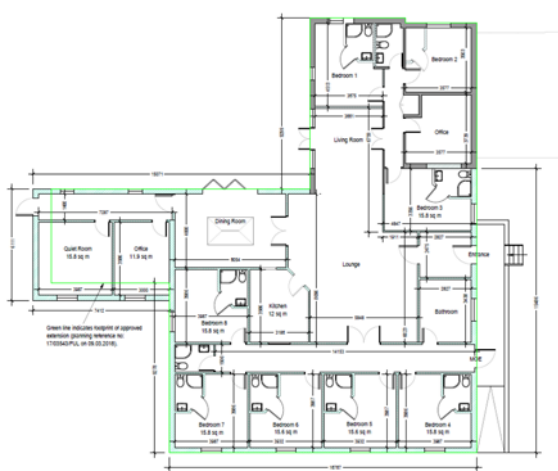
3.1 The proposal includes the following:

- Demolition of existing garage block (already carried out under previous consent)
- Erection of a single storey bungalow to provide nine bedrooms for use as part of the existing residential care home
- Provision of a4 off-street spaces
- Provision of an extra bedroom and alterations to the internal layout of the extension previously approved.

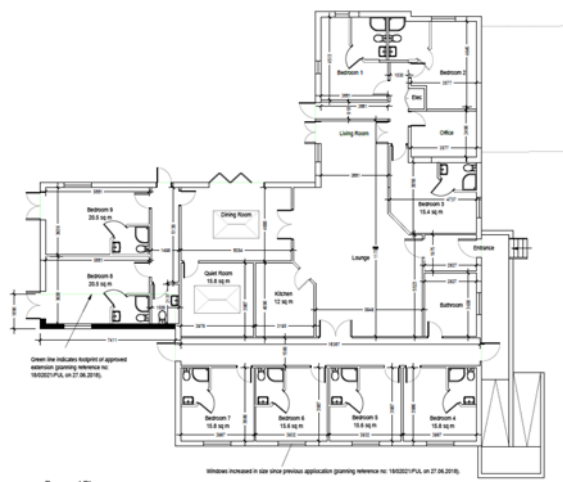
3.2 Planning permission has already been granted (Ref: 17/00161/FUL) for the demolition of existing garage block and extension of existing bungalow to provide a single storey, eight bedroom bungalow for use as part of the existing residential care home.

3.3 Other applications have been submitted since (17/03543/FUL and 18/02021/FUL), to enlarge what has previously been granted.

3.4 As such the difference between the latest approved scheme (18/02021/FUL) granted under delegated powers and the current scheme is the erection of a single storey addition approximately 7.4m x 1.9m. The differences are highlighted below:



18/02021/FUL (previous approval)



18/03686/FUL (current proposal)

### Site and Surroundings

3.5 The application site at Croham Place is a care home supporting vulnerable adults in 2008. It provides personal care and nursing for 24 adults who have a range of complex needs.

3.6 The service is divided into three separate units. The largest is the main house which is a home for 14 physically disabled adults with complex care needs requiring nursing intervention. The Beeches is a house for eight men with acquired brain injuries (ABI) and behaviours that may challenge others. The Nightingales, which opened in 2013, is a specialist service supporting two gentlemen who have severe learning disabilities and autism.

- 3.7 The building has been extended from the original and is accessed by a driveway located in between No. 11 and No. 19 Wisborough Road.
- 3.8 The area is predominately residential in character comprising predominately detached houses of varying styles. The site falls within an Archaeological Priority Area and there is a Tree Preservation Order on the site (TPO 4, 2004). During the officer's site visit, it was noted the extension is under construction.

### **Planning History**

- 3.9 The most recent and relevant planning history associated with the site is as follows:
- Planning permission (Ref: 18/02021/FUL) was granted for demolition of existing garage block and extension of existing bungalow to provide a single storey, eight bedroom bungalow for use as part of the existing residential care home.
  - Planning permission (Ref: 17/03543/FUL) was granted at Committee for the demolition of existing garage block and extension of existing bungalow to provide a single storey, eight bedroom bungalow for use as part of the existing residential care home.
  - A non-material amendment application (Ref: 17/02957/NMA) was not approved in June 2017 for amendment to planning permission (Ref: 17/00161/FUL) which involved the erection of a single storey extension approximately 6.4m deep and 5.1m wide to create an additional quiet room and office at the south of the site. The amendments were considered to be materially different from the permitted proposal and therefore further planning permission was required. Hence this application.
  - Planning permission (Ref: 17/00161/FUL) has been granted in March 2017 for the demolition of existing garage block and extension of existing bungalow to provide a single storey, eight bedroom bungalow for use as part of the existing residential care home.
  - Planning permission (Ref: 16/04144/FUL) has been granted in October 2016 for the erection of single storey extension
  - Planning permission (Ref: 16/01692/P) was granted in June 2016 for the erection of a single storey rear extension
  - Planning permission has been granted in January 2016 (Ref: 15/05287/P) for the demolition of existing garage block; erection of single storey, four unit bungalow providing an extension to the existing residential care home – Planning Permission Granted on 28th January 2016
  - Planning permission (Ref: 06/03449/P) was granted in October 2006 for the erection of single storey extension and formation of 10 bedroom unit for physically disabled residents with learning difficulties; provision of associated parking - Planning Permission Granted on 13th October 2006.

- A Certificate of Lawful use (Ref: 05/05009/LE) was issued in the December 2005 for the use of premises for purposes within Class C2 (residential institutions) Certificate Granted on 20th December 2005.
- An EIA screening report (Ref: 03/03289/P) was submitted for the residential development for 9 detached dwellings and determined that an EIA not required in September 2003.
- In August 2000 planning permission (Ref: 00/01486/P) was granted for the erection of conservatory - Planning Permission Granted on 16th August 2000.

#### **4.0 SUMMARY OF KEY REASONS FOR RECOMMENDATION**

- The use is acceptable in principle
- The design and appearance of the development is appropriate
- The living conditions of adjoining occupiers would be protected from undue harm subject to conditions.
- The level of parking and impact upon highway safety and efficiency is considered acceptable and can be controlled through 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 23 letters of notification to neighbouring properties in the vicinity of the application site. The number of representations received from neighbours, MPs, local groups etc in response to notification and publicity of the application are as follows:

No of individual responses: 12    Objecting: 12    Supporting: 0    Comment: 0

6.2 The following Councillor/MP/MEP made representations:

- Councillor Lynne Hale

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:

Objections:

- Cumulative impact of repeated applications will make it inappropriately large in peaceful residential location
- Overdeveloped/not in keeping with the area/increase in size should stop
- Lack of on-site parking provision/increased traffic/deliveries/highway/traffic and parking implications
- Increase of noise/disturbance for neighbours/anti-social behaviour
- Residents traits/behaviours also impact amenity

- Use not acceptable in a residential area
- Loss of trees/hedging
- Not managed in a suitable manner

6.4 The following procedural issues were raised in representations, and are addressed below:

- Site notices as to lack of objections previously (OFFICER COMMENT: With previous applications, site notices were erected in line with protocol at the time. Letters to neighbouring properties have now replaced the erection of site notices)

## **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 New Croydon Local Plan (February 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;
- Promoting social, recreational and cultural facilities and services the community needs
- Requiring good design.

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

### **7.4 Consolidated London Plan 2015**

- 3.17 Health and Social Care Facilities
- 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

#### 7.5 Croydon Local Plan (February 2018):

- SP4 on urban design and local character
- SP6 on environment and climate change
- SP8 on transport and communications
- DM2 on residential care and nursing homes
- 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

### **8.0 MATERIAL PLANNING CONSIDERATIONS**

8.1 The principal issues of this particular application relate to:

- a. The principle of the use
- b. The impact of the design on the visual amenity of the street scene and the character and appearance of the surrounding area.
- c. The impact on the amenities of the occupiers of the adjoining and neighbouring properties
- d. Highway and Parking implications
- e. Impact on Trees

#### Principle of the use

8.2 There have been a number of previous planning permissions (Ref: 16/01692/P; 16/04144/FUL; 17/00161/FUL, 17/03543/FUL and 18/02021/FUL) for extensions to provide a single storey, eight bedroom bungalow for use as part of the existing residential care home which is an existing use. The proposal is to carry out a minor change to the size of the bungalow. Despite Croydon Local Plan 2018 identifying that there is an oversupply of residential care homes in the local area, it is considered that the principle of the use and the use of a bungalow in connection with it is well established and the proposal is not significantly different from previous consents, with regards to the nature of the use, to warrant refusal of a planning application.

#### Impact on character and appearance of the surrounding area.

8.3 There have been a number of previous planning permissions (Ref: 16/01692/P; 16/04144/FUL; 17/00161/FUL, 17/03543/FUL and 18/02021/FUL) for extensions to provide a single storey, eight bedroom bungalow for use as part of the existing residential care home. These were all found acceptable in terms of character and appearance of the surrounding area.

- 8.3 This application seeks a further minor extension to the approved scheme (Ref: 18/02021/FUL) to allow a small increase in the size of the extension. The scheme will effectively extend the permitted scheme by approximately 1.9m (width) and 7.4m (depth). Representations have been received on the grounds of over-development and not in keeping with the residential area. The scheme is fairly small scale in streetscape terms due to its location and would provide a neutral visual impact over the existing situation thus would be in keeping the character and appearance of the surrounding area.
- 8.4 As with the previous schemes the proposal has been designed to be in keeping with the existing building and given that the scheme is single storey it is relatively modest in the surrounding streetscene. It is considered the proposal would not result in the over-development of the site or have an undue impact on the appearance of the building or have a detrimental effect on the visual amenity of the street scene or the character of the area in this instance.

#### Impact on residential amenities

- 8.5 The properties that are potentially most affected are the host property and the adjoining properties in Wisborough Road and Ewhurst Avenue. In terms of visual impact, the site is bounded by a close boarded fence which also has a fairly well established vegetation treatment. Landscaping details were the subject of a discharge of condition application (18/02026/DISC) which proposes hedging adjacent to the boundary with properties in Ewhurst Avenue, this was considered acceptable and the small scale of the change to the scheme is not considered sufficient to require further planting.
- 8.6 It is acknowledged that in granting the previous permissions the Local Planning Authority have considered that there is sufficient distance between the development site and the surrounding properties for no harm to residential amenity to arise. This proposed development would not have a detrimental effect on the living conditions of adjoining occupiers with special reference to visual impact, loss of privacy or overlooking.
- 8.7 Representations have been received on the grounds of noise/disturbance/anti-social behaviour. No previous concerns were raised in regard to the potential noise impacts from the scheme. The proposed increase in the scheme by one bedroom is not considered to give rise to a significantly different impact through noise.

#### Highway and Parking implications

- 8.8 The site has a PTAL rating of 1a (poor accessibility to public transport). The only aspect above and beyond the previous consent is the minor extension which would include one additional bedroom over what has already been granted.
- 8.9 Representations have been received on the grounds increased traffic/in-sufficient parking/deliveries/access for emergency vehicles/traffic and highway implications. The site is an established care home with a vehicular access. Given its established use, the site already has deliveries and main access used for vehicles/emergency vehicles. There are no alterations proposed to the vehicular access and access road except the provision of four parking spaces adjacent to the extension which would be further away

front the vehicular access, it is considered it would not have an undue impact on the highway network and is acceptable.

- 8.10 The four additional spaces have previously been found acceptable. Given the previous approvals and the increase in bedrooms by one, the proposal will not generate significant levels of extra traffic and is therefore acceptable. It is therefore considered the development would not have a significant effect on neighbouring roads as to warrant a refusal.

#### Impact on Trees

- 8.11 No trees will be removed as part of the scheme. A landscaping plan has been submitted and approved under application number 18/02026/DISC for the discharge of condition 5 attached to 17/03543/FUL. No arboriculture objection to the proposed development has been raised. Suitable conditions could be attached to ensure that the landscaping is acceptable along these boundaries.

#### Other matters

- 8.12 The site is not located within Flood zone 2 or 3 (statutory designation) however it is located in a critical drainage area. The proposed extension is minor due to the nature of the proposal and the risk of flooding being low, it is considered that the proposal would be unlikely to result in a significant difference or risk of flooding compared to the existing situation, subject to a condition in respect to providing a water butt.

#### **Conclusions**

- 8.13 Overall it is considered that the materials, design, scale, form and height of the proposal are acceptable. The design is in keeping with the host property and the surrounding area and does not appear to be overbearing on the neighbouring properties. Subject to the provision of suitable conditions the proposal would be acceptable. Consequently, the proposal is considered consistent with the relevant policies cited above and is recommended for approval.
- 8.14 All other relevant policies and considerations, including equalities, have been taken into account.