

PART 5: Planning Applications for Decision

Item 5.6

1 SUMMARY OF APPLICATION DETAILS

Ref: 17/05808/FUL
 Location: 26 Hilltop Road, Whyteleafe, CR3 0DD
 Ward: Kenley
 Description: Alterations; Erection of single and two storey rear extension; conversion of house to form 4 flats. Provision of car parking, landscaping and other associated works.
 Drawing Nos: Proposed Floor Plans and Elevations rev B June 2018, Proposed Site Layout Plan Rev A June 2018, Proposed Front Elevation Streetscene July 2018, Proposed Section Through Site July 2018, Existing Floor Plans and Elevations, Location Plan Scale 1:1250
 Applicant: Mr Mark McElduff
 Agent: Mr Lee Richardson
 Case Officer: Louise Tucker

	1 bed	2 bed	3 bed	Total
Private sale	2	1	1	4
Number of car parking spaces			Number of cycle parking spaces	
4			TBC	

1.1 This application is being reported to Committee because representations over the threshold for Committee Consideration were received.

2 RECOMMENDATION

- 2.1 That the 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 to match the existing building
- 3) Car parking to be provided as specified in the application
- 4) No additional windows in the flank elevations
- 5) Landscaping scheme to be submitted including hard/soft landscaping, retaining walls, boundary treatments, SUDs details, amenity space
- 6) Proposed permeable forecourt material
- 7) Construction Logistics Plan to be submitted
- 8) Details of cycle and refuse storage to be agreed
- 9) Commencement of development within three years of consent being granted
- 10) Any other planning condition(s) considered necessary by the Director of Planning and Strategic Transport

Informatives

- 1) Site notice removal
- 2) CIL liability
- 3) Code of Practice for Construction Sites
- 4) Wildlife protection
- 5) Any other informative(s) considered necessary by the Director of Planning and Strategic Transport

3 PROPOSAL AND LOCATION DETAILS

Proposal

3.1 The proposal comprises the following:

- Alterations to and erection of a two storey rear extension to the building
- Conversion of dwelling to form 4 flats
- Provision of accesses, parking area (including a double front garage), landscaping and other associated works

3.2 Amendments and additional information were received during the course of the application, comprising the following:

- Reconfiguration of internal layout of flats, including removal of unit in roofspace
- Increase in depth of two storey rear extension
- Changes to access, parking and amenity space arrangements, including the provision of a front double garage

3.3 A re-consultation of local residents is in progress at the time of report drafting to advertise these changes.

Site and Surroundings

3.4 The application site is currently occupied by a two storey detached single family dwellinghouse on a corner plot. Land levels slope steeply upwards towards the rear of the site (east to west). There is an existing vehicular access to a front parking area.

3.5 The surrounding area is residential in character. Hilltop Road is generally made up of individually designed detached properties with generous spacing to boundaries. The site falls within an Archaeological Priority Zone, according to the Croydon Local Plan (2018).

Planning History

3.5 17/02135/FUL - Demolition of existing building: erection of a pair of two storey four bedroom semi detached houses with accommodation in roofspace fronting Hilltop Road and a pair of two/three storey semi detached houses with accommodation in roofspace at rear fronting Marlings Close, formation of vehicular accesses and provision of associated parking, cycle and refuse storage – Application withdrawn

17/04743/FUL - Demolition of existing building: erection of a pair of two/three storey semi detached houses with accommodation in roofspace at rear fronting Marlings

Close, formation of vehicular accesses and provision of associated parking, cycle and refuse storage – Permission granted (NB: This consent concerns land to the rear of the application site but has not yet been implemented)

4 SUMMARY OF KEY REASONS FOR RECOMMENDATION

- The principle of the conversion of the building to flats is acceptable given the established residential character of the area, and the current building is not subject to any policy protection.
- The design and appearance of the alterations and extensions are appropriate and consistent with the surrounding townscape
- There would be no undue harm to the residential amenities of adjoining occupiers
- The living standards of future occupiers are acceptable and compliant with the Nationally Described Space Standards and the London Plan
- It is not considered there would be a harmful impact to the safety and efficiency of the local highways network or access road and the parking provision for the development is acceptable
- Sustainability aspects of the development can be controlled by condition

5 CONSULTATION RESPONSE

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

6 LOCAL REPRESENTATION

- 6.1 Letters were sent to adjoining occupiers to advertise the application. 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: 27 Objecting: 27 Supporting: 0 Comment: 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:

- Construction traffic, disruption, noise and safety concerns
- Traffic generation
- Out of character
- Overdevelopment
- Impact on local amenities
- Impact on residential amenities of adjoining occupiers – loss of privacy and light
- Detrimental to highway safety
- Impact on flood risk
- Loss of garden space
- Cumulative impact of development already approved to the rear of the site
- Poor quality of accommodation for future occupiers
- Impact on wildlife
- Loss of building
- No need for homes in this area

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

- Plans are inaccurate and insufficient [OFFICER COMMENT: Amended plans and additional information have been received which are accurate enough to determine the application. The information and description of development is considered clear enough to be able to determine the application]
- Comments objecting to application 17/04743/FUL [OFFICER COMMENT: This application has already been determined and these matters are not now for consideration]
- Flats are recognised as high risk fire hazards [OFFICER COMMENT: This is not a material planning consideration and is dealt with by other legislation]
- Development is just for financial gain
- Development will affect views
- The developer wishes to buy other properties in the area so these developments should be considered [OFFICER COMMENT: This is not material to the determination of this application; the cumulative impact with other consented schemes is considered below]
- There is no affordable housing proposed [OFFICER COMMENT: The application is for four new units of accommodation, and thus there is no requirement in policy to provide affordable housing as part of a scheme of this size]
- The development is in a conservation area [OFFICER COMMENT: This is incorrect]
- The development will impact on use of the bridle path and access to Kenley Common [OFFICER COMMENT: This is not within the application site and will be unaffected by the development]
- Development will devalue neighbouring properties [OFFICER COMMENT: This is not a material planning consideration]

6.7 A re-notification of the amended plans is in progress at the time of report drafting – any further representations received will be addressed in an addendum as required.

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), 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, including requiring good design that takes the opportunities available for improving the character and quality of an area and the way it functions.

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

Consolidated London Plan 2011 (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
- SP6.3 on Sustainable Design and Construction
- DM1 on Housing choice for sustainable communities
- DM10 on Design and character
- DM13 Refuse and recycling
- DM23 on Development and construction
- DM25 on Sustainable Drainage Systems and Reducing Flood Risk
- DM28 on Trees
- DM29 on Promoting sustainable travel and reducing congestion
- DM30 on Car and cycle parking in new development

8 MATERIAL PLANNING CONSIDERATIONS

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

1. Principle of development
2. Townscape and visual impact
3. Residential amenity of adjoining occupiers
4. Residential amenity of future occupiers
5. Highways and transport
6. Environment and sustainability
7. Trees and landscaping

Principle of development

8.2 The development would retain the existing building with extensions and alterations to provide three additional homes in an established residential area, for which there is an identified need. The existing dwelling has four bedrooms, so would not be subject to any protection in policy terms as a small family dwelling. However, a three bedroom unit on the ground floor has been provided as part of the scheme to ensure there is no net loss of family accommodation as a result of the conversion. The principle of the development is therefore acceptable. The other material considerations are discussed below.

Townscape and visual impact

8.3 The development would see the existing property converted into flats, with a proposed single/two storey rear extension and a front double garage as part of the works. The extension would be subservient to the main building, being set down from the ridge line and in from the side walls, respecting the existing roof form. With the existing side landscaping to be retained, the extension would have minimal visual impact on the streetscene and would not be significantly larger in depth than surrounding buildings.

The alterations proposed, including removing an existing side window, are not considered to be detrimental to the character of the property.

- 8.4 A double garage would be constructed. This would be built into the front of the site under the parking area, where the land levels slope steeply upwards towards the building. There are other examples of this arrangement along the road given the topography, including on the immediate neighbouring property. Existing planting beds, retaining walls and boundary walls would be maintained surrounding the garage to preserve the existing appearance as much as possible. New planting is proposed along with retention of existing trees, with full details to be secured as part of the landscaping scheme.
- 8.5 Having considered all of the above, against the backdrop of housing need, officers are satisfied that the proposed development would comply with the objectives of the above policies in terms of respecting local character.

Residential amenity of adjoining occupiers

- 8.6 The only immediate neighbour, 28 Hilltop Road, is a bungalow with accommodation in the roofspace, but is on a higher land level than the application site. The proposed two storey rear extension would be set down from the ridgeline and in from the shared boundary, and there would be a 3.8m separation distance between the flank walls of the buildings. It is not considered there would be any undue impact on the residential amenities of the occupiers of 28 Hilltop Road through loss of light, outlook or privacy.
- 8.7 It should be noted that planning permission has been granted for the erection of two houses to the rear of the application site, fronting onto Marlings Close (see planning history). This consent has not yet been implemented, but it is important to consider the potential impact on this proposed development. With the proposed extension built, there would still be a separation distance in excess of 19m between the rear facing windows of the flats and the proposed pair of semi-detached properties to the rear. Given the proposed boundary treatment and land level changes there would be no direct window to window views.
- 8.8 Whilst the number of units of accommodation on the site would increase, the building would remain in residential use which would be appropriate given the context of the area. It is not considered the conversion 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 adjoining occupiers.

Residential amenity of future occupiers

- 8.9 Four flats are proposed, including a three bedroom family sized unit on the ground floor which is welcomed. All the units comply with the minimum GIA requirements of the Nationally Described Space Standards. The internal rooms are considered to be of acceptable sizes, with adequate light and outlook provided. A private garden area for each unit has been provided, with a larger area for the three bedroom property with direct access from the living area. Level access can be achieved to the front entrance of the building via the side access. The development is considered to be acceptable in terms of living conditions for future occupiers.
- 8.10 Consent has been granted for two dwellings to the rear of the site, fronting Marlings Close (planning reference 17/04743/FUL). The proposed flat conversion would not

impact on the implementation of this scheme. The proposed dwellings would still benefit from large private gardens, whilst an area of garden for each proposed flat, compliance with London Plan guidance in terms of size, has been provided.

Highways and parking

- 8.11 The location for the proposed development has a PTAL level of 1b, which indicates a poor level of accessibility to public transport links. The development would provide four off street parking spaces (two on the site frontage and two in a double garage accessed off Hilltop Road). The site is within walking distance of Whyteleafe train station and bus stops, and there are limited restrictions on parking in the surrounding roads. The mix of accommodation includes two 1 person studio flats. Taking these factors into account, including the poor PTAL rating, the parking provision is considered acceptable. A condition is recommended to agree details for cycle storage, to meet policy requirements for cycle parking spaces in the site to bring the development in line with standards in the London Plan. It is not considered the addition of the three flats would have a significant impact on local parking facilities, with the parking provision outlined. The development is considered acceptable in this respect.
- 8.12 There is an existing crossover to the south of the site, which would be retained and widened as would the existing front parking area. This would allow visibility splays and a turning area to be achieved for two of the parking spaces. An additional crossover would be created off Hilltop Road for the proposed double garage, which would mean vehicles would have to reverse out onto the highway. This appears to be a common situation along Hilltop Road and surrounding roads where there are limited frontage depths. Hilltop Road is an unclassified no-through road so access would generally only be for residents, and adequate pedestrian visibility splays have been provided for all the parking spaces. A condition could ensure that these are retained in this form for the lifetime of the development. It is not considered the development would significantly alter the safety and efficiency of the surrounding highways network.
- 8.13 As previously noted, consent has been granted for two dwellings to the rear of the site, fronting Marlings Close (planning reference 17/04743/FUL). Each of the consented dwellings had 2 off-street parking spaces, which is in accordance with the maximum standards set out in the London Plan for 4 bedroom homes. As such, if this scheme and the conversion currently proposed were implemented, it is not considered there would be a significant cumulative impact on the surrounding highways network, where each flat benefits from its own parking space.
- 8.14 Concerns have been expressed in representations regarding construction noise, disturbance and safety. A Demolition / Construction Logistic Plan (including a Construction Management Plan) will be secured through a condition.

Flooding

- 8.15 The site does not fall within a surface water flood risk area. However as the site is sloping and there are opportunities for landscaping available, it is considered necessary to secure details of SUDs as part of the landscaping scheme, which can be dealt with by condition. This will prevent potential water runoff onto the public highway.

Trees and landscaping

- 8.16 There are trees and shrubbery on site, however these are not of sufficient merit to warrant a tree preservation order. There is existing soft landscaping along the southern

site boundary. The existing steps and retaining walls along this side of the site are to be retained (other than for the widening of the access) so this landscaping can be kept in its current form maintaining the existing appearance of the site from the street. It is considered prudent to attach a condition to secure full details of this as part of a comprehensive landscaping scheme. This should include details of additional planting on the frontage and boundaries, the amenity space and garden, proposed hardscape materials and boundary treatments.

- 8.17 With regard to wildlife, it is recommended an informative be included on the decision notice to advise the applicant to refer to the standing advice by Natural England, in the event protected species are found on site.

Conclusions

- 8.18 It is recommended that planning permission should be granted for the proposal, as it would be acceptable in all respects, subject to conditions.
- 8.19 All other relevant policies and considerations, including equalities, have been taken into account.