

PART 5: Planning Applications for Decision

Item 5.1

1.0 SUMMARY OF APPLICATION DETAILS

Ref: 18/01510/FUL
 Location: 80 Newlands Road, Norbury, SW16 4SU
 Ward: Norbury
 Description: Alterations to front facade and conversion to form 1 x three bedroom flat and 1 x one bedroom flat, cycle storage and refuse store
 Drawing Nos: TPD01; TPD02; TPD03A; TPD03A'; TPD04; TPD05E; TPD06A, TPD07A; TPD08A and Location Plan
 Applicant: Mr H SHAH
 Agent: Mr. Gokce, Turnkey Designs
 Case Officer: Daniela Ellis

	1B 2P	2B 4P	3B 4P	4B 6P	Total
Existing Provision				1	1
Proposed Residential Mix	1		1		2

Number of car parking spaces	Number of cycle parking spaces
0	4

1.1 This application is being reported to Planning Sub-Committee because the Ward Councillors (Cllrs Maggie Mansell) made representations in accordance with the Committee Consideration Criteria and requested committee consideration.

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 and impose conditions and informatives to secure the following matters:

Conditions

- 1) In accordance with the approved drawings
- 2) External facing materials to be approved, and submission of large scale drawings of front facade to be submitted and approved
- 3) Refuse/Cycle storage to be approved and retained
- 4) Hard and soft landscaping and permeable forecourt to be approved and implemented
- 5) Water butt installation
- 6) Commence within 3 years
- 7) Any other planning condition(s) considered necessary by the Director of Planning and Strategic Transport

Informatives

- 1) Code of practice for construction sites
- 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:
 - Provision of 1 x three bedroom flats and 1 x one bedroom flat fronting Newlands Road
 - Alterations to the front facade
 - Provision associated refuse/cycle stores
- 3.2 The application varies from the previously refused scheme highlighted in paragraph 3.6 for the following reasons;
 - front lightwells compromise the relationship between the building and the street, and are not characteristic of the conservation area
 - It would also be exacerbated by the scale of the proposed lightwell and additional introduction of a staircase which would add undue modern clutter to the front
 - no heritage benefits have been identified in the proposal that would outweigh this harm
 - There is also an opportunity to reinstate the historic shopfront and shop entrance

Site and Surroundings

- 3.3 The application site consists of a two storey terraced building on the north-west side of Newlands Road, within the Norbury Estate. Historically the property was used as a shop, but is currently in residential use.
- 3.4 The site is located within the Norbury Estate Conservation Area, and Area of High Density as designated by The Croydon Local Plan 2018 (CLP2018). The site is located in PTAL level of 4 (on a scale of 1 to 6b), as indicated on maps produced by TfL.

Planning History

- 3.5 The most recent and relevant planning history associated with the site is as follows:
- 3.6 17/06139/FUL Alterations and installation of lightwells & associated conversion to form 1 four bedroom and 1 one bedroom flats
Permission refused, 08.02.2018.
The proposal was considered to harm the host building, streetscene and character of the conservation area.
The decision has been appealed, but not yet decided.

4.0 SUMMARY OF KEY REASONS FOR RECOMMENDATION

- The principle of the development is acceptable given the residential character of the immediate locality and would contribute to meeting housing targets.
- The design and appearance of the development will enhance the appearance of the Norbury Estate Conservation Area.
- There would be no significant harm to neighbouring properties amenity.
- The proposal would accord with the National Housing Space Standards and would provide acceptable living conditions for future occupiers.
- The highway impact on Newlands Road would be acceptable.

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 5 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: 1 Objecting: 1 Supporting: 0 Comment: 0

6.2 Representations have been made from the following local groups/societies (all objecting):

- Love Norbury Planning Committee (objecting)

6.3 The following issues were raised in representations made by Love Norbury Planning Committee. Those that are material to the determination of the application, are addressed in substance in the MATERIAL PLANNING CONSIDERATIONS section of this report:

- Overcrowding
- Poor standards for lower ground bedroom- poor outlook
- Use of large unit as HMO
- Refuse storage and cycle bins location
- Parking and highways
- Pressure on public transport services

6.4 Cllr Maggie Mansell has made the following representations (objecting):

- This is densification in a dense area
- One flat is on 3 floors
- One flat is small with a small bathroom.
- The increased occupancy is likely to produce potential traffic / parking issues.

6.5 Following the consultation response a meeting was held with the Love Norbury Planning Committee. Love Norbury Planning Committee sent a further representation stating that the objection stands but, if approval is being considered the following comments should be taken into account:

- Frontage window- design to replicate the original look and reinstate original entrance
- Flat 1 cycle shed to be moved to the back of the property
- Refuse bins- to comply with new storage bins provisions
- Amenity spaces re-calculation- and new children's play area requirements
- Flat 1 basement room address ventilation and natural light
- Flat 2 study not to be used as bedroom
- Flat one to be set only as 1b2p and flat 2 as 3b4p (National Space Standards informative)
- Provision of water butts

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:

- Delivering a sufficient supply of homes
- Promoting sustainable transport
- Making effective use of land
- Achieving well designed places

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

7.4 Consolidated London Plan 2016 (LP):

- Policy 3.3 Increasing Housing Supply
- Policy 3.5 Quality and Design of Housing Developments
- Policy 6.9 Cycling
- Policy 6.13 Parking
- Policy 7.4 Local Character
- Policy 7.6 Architecture
- Policy 7.8 Heritage Assets and Archaeology

7.5 Croydon Local Plan 2018:

- SP2 Homes
- SP2.8 Quality and standards
- SP4 Urban Design and Local Character
- SP4.1 High quality development that responds to local character
- SP4.11 – SP4.13 Character, conservation and heritage
- DM10 Design and Character
- DM10.1 High quality developments
- DM10.2 Appropriate parking and cycle parking design
- DM10.4 Private amenity space
- DM10.6 Protection to neighbouring amenity
- DM10.7 Architectural detailing
- DM10.8 Landscaping
- DM13: Refuse and recycling
- DM13.1 Design, quantum and layouts
- DM16 on Promoting healthy communities
- DM19 on Promoting and protecting healthy communities
- DM23 on Development and construction
- DM18 Heritage Assets and Conservation
- DM18.1 Preserving and enhancing character of heritage assets
- DM18.4 Preserving and enhancing character of conservation areas
- SP6.4 Flooding and water management
- SP8.7 Cycle parking
- SP8.15 Ptal ratings
- DM29: Promoting sustainable travel and reducing congestion
- DM30: Car and cycle parking in new development

7.6 There is relevant Supplementary Planning Guidance as follows:

- London Housing SPG March 2016
- National Technical Housing Standards, 2015
- Norbury Estate Conservation Area Appraisal and Management

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
- Impact on neighbouring residential amenity
- Amenities of future occupiers
- Transport

Principle of development

8.2 Policy DM1.2 seeks to protect family sized units in the borough stating “the Council will permit the redevelopment of the residential units where it does not result in the net loss of 3 bedroom homes (as originally built) or the loss of homes smaller than 130m²”. The house is an original three bedroom house, but the development would reprovide a

three bedroom unit and would not result in the net loss of a 3 bedroom home. The proposed conversion is acceptable in principle and in accordance with policy DM1.2.

Townscape and visual impact

- 8.3 The alterations to the front facade bring back the historic character of the building by reinstating the fascia board, historical glazing details and additional light to the lower ground floor. The alterations would be fully visible within the streetscene and the reinstatement of the historic detailing will improve the appearance of the building thereby enhancing the Norbury Estate Conservation Area. The final details and materials would be secured by condition.
- 8.4 The treatment of front gardens is a particularly important issue due to the significant impact they have on the Conservation Area and also on privacy and safety of residents. The drawings show an enclosed refuse storage area to be located behind the front boundary wall, a condition is attached which would secure the final location and materials. With soft landscaping also secure by condition, overall the proposals would improve the visual appearance of the wider area.

Impact on Neighbouring Residential Amenity

- 8.5 Policy 7.1 of the London Plan indicates that in their neighbourhoods, people should have a good quality environment. Policy DM10 of the Croydon Local Plan requires the Council to have regard to the privacy and amenity of adjoining occupiers. Policies SP4.1 and SP4.2 seek to respect and enhance character, to create sustainable communities and enhance social cohesion and well-being.
- 8.6 No new window openings or extensions are proposed. The proposed alterations to the front facade would not negatively impact the amenities of the adjoining occupiers. One further household within the building is also not considered to materially increase in general noise and disturbance.

Housing quality for future occupiers

- 8.7 Technical Housing Standards specify overall flat sizes for various house and flat types. The ground floor 1 bed, 2 person flat at 77.29m² located on two floors, ground and lower ground, would exceed the standards by 18sqm. The lower ground floor level will be used as storage area for the flat. The bedroom is located on the ground floor, overlooking the rear amenity space with a playroom in the lower ground level. The 3 bedroom 4 person flat is over 3 floors, with floor space of 111.19m² that would exceed the standards by approx. 20sqm. The kitchen and dining area is located on the ground floor with access to the garden at the rear. The upper levels, first floor and loft space, have three bedrooms overlooking the garden. The loft space was amended to provide two bedrooms and the first floor has a master bedroom for the flat. The bedrooms measure: bedroom 1 -20m²; bedroom 2 - 9m², bedroom 3 - 9.4m² (acceptable under the National standards). The layouts are deemed acceptable and all bedrooms and the storage areas would meet the requisite space standards.
- 8.8 There would be considerable private amenity space for both properties to the rear of the building. The ground floor 3 bedroom flat would have direct access to private

amenity space and children play area in the rear garden. A water but will also be conditioned to manage the collection of rainwater.

Transport

- 8.9 The site is located in an area with PTAL level of 4 (on a scale of 1 to 6b), as indicated on maps produced by TfL, which is considered to be a moderate level of public transport accessibility. There are bus stops located 255m and 428m away and Norbury Railway station, which has frequent train services, is 762m away.
- 8.10 No off-street car parking is proposed, however, in view of the reasonable level of public transport accessibility, a relaxation of the parking standards would be acceptable.
- 8.11 Covered cycle stores are indicated that will accommodate the correct number of cycles, details of this can be secured by condition.

Conclusions

- 8.13 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.