



**SUMMARY OF APPLICATION DETAILS**

Ref: [17/02166/FUL](#) (*Link to associated documents on Planning Register*)  
 Location: Rear of 36 Brighton Road  
 Ward: Coulsdon West  
 Description: Erection of 1x2 storey three bedroom detached house and 1x2 storey detached two bedroom house  
 Drawing Nos: Site location plan, 1643/P/101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 150, 151, 152, 153  
 Applicant: Cllr Simon Brew  
 Agent: Tom Vincent, Granit Architects, Studios 18-19, 16 Porteus Place, Clapham, London, SW4 0AS  
 Case Officer: Dan Hyde

- 1.1 This application is being reported to Planning Sub-Committee because the applicant named on the application form is Councillor Simon Brew and as per the Committee Consideration Criteria, committee consideration is required.

**2 RECOMMENDATION**

- 2.1 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) The proposal to be in accordance with the approved plans
- 2) Tree Protection measures to be in place prior to works beginning on site, including storage of materials, appropriate ground protection, fencing and foundations
- 3) The landscaping to be in completed prior to occupation of both dwellings and to be maintained as such for a minimum of 5 years
- 4) Condition to remove permitted development rights from both of the dwellings
- 5) To complete the proposal in 3 years of the date of the permission
- 6) Any other planning condition(s) considered necessary by the Director of Planning and Strategic Transport

**Informatives**

- 1) Site notice removal
- 2) Community Infrastructure Levy liability informative
- 3) Any other informative(s) considered necessary by the Director of Planning and Strategic Transport

- 2.2 That the Planning Committee confirms that adequate provision has been made, by the imposition of conditions, for the preservation or planting of trees as required by Section 197 of the Town and Country Planning Act 1990.

### 3 PROPOSAL AND LOCATION DETAILS

#### Proposal

- Erection of 1 two storey 3 bedroom dwelling
- Erection of 1 two storey 2 bedroom dwelling
- Associated landscaping
- Both units would have frontages to Purley Rise and would be car free (no off street car parking proposed).

#### Site and Surroundings

- Residential in character
- Land levels rise from Brighton Road up Purley Rise
- Properties of a similar size and design to the application site along Brighton Road
- Character changes to large detached and semi-detached dwellings on Purley Rise
- A precedent has been set in the area for modern backland developments
- Flatted development to the north of the site
- The site is not subject to any designations as identified in the Croydon Local Plan Policies Map, however Brighton Road forms part of the Transport for London Road Network.

#### Planning History

The following planning decisions are relevant to the application:

- 07/00499/P - 34 Brighton Road – Erection of single/two storey 4 bed roomed detached house at rear fronting Purley Rise with integral garage and formation of vehicular access - **APPROVED**
- 15/02587/P - 46-48 Brighton Road – Erection of a pair of two bedroom semi-detached bungalows at rear; formation of vehicular access onto Purley Rise and provision of associated parking - **APPROVED**

### 4 SUMMARY OF KEY REASONS FOR RECOMMENDATION

- The proposal would not have a detrimental impact on the street scene given its use of the changes in land levels and use of suitable materials to create a proposal.
- The proposal would have acceptable living conditions for the future occupiers.
- The proposal would not prejudice the parking situation on Purley Rise given the underuse of the parking spaces in the immediate area.
- There would be no harm from the proposal on the neighbouring occupiers given location of windows and separation distances to surrounding properties.
- The proposal would not prejudice the health of the trees on the street which are Council owned.

## **5 CONSULTATION RESPONSE**

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

## **6 LOCAL REPRESENTATION**

6.1 The application has been publicised by way of one or more site notices displayed in the vicinity of 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: 5          Objecting: 5    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:

- Overdevelopment of the rear garden
- Detrimental impact on the character of the area
- Car entrances would cause safety hazard for vehicles and pedestrians
- Development would destroy trees
- Increase traffic and parking on Purley Rise
- Obtrusive design

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

- Road subject to 'schedule of restrictive covenants (OFFCER COMMENT): The above comment is not a material planning consideration, and is something that should be sought to overcome a later stage of this development.

## **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: Strategic Policies 2013 (CLP1), the Croydon Replacement Unitary Development Plan 2006 Saved Policies 2013 (UDP) and the South London Waste Plan 2012. (This list and the paragraphs below, will need to include CLP1.1 and CLP2 once they have weight and become material planning considerations).

7.2 Government Guidance is contained in the National Planning Policy Framework (NPPF), issued in March 2012. 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:

- Requiring good design.

- Permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions

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

Consolidated London Plan 2015 (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: Strategic Policies 2013 (CLP1):

- SP1.2 Place Making
- SP2.1 Homes
- SP2.6 Quality and Standards
- SP4.1 & 4.2 Urban Design and Local Character
- SP6 Waste and Climate Change
- SP8.15 Parking

Croydon Replacement Unitary Development Plan 2006 Saved Policies 2013 (UDP):

- UD2 Layout and Siting of New Development
- UD3 Scale and Design of New Buildings
- UD8 Protecting residential amenity
- NC4 Woodland Trees and Hedgerows
- T8 Parking
- H2 Supply of New Housing

There is relevant Supplementary Planning Guidance as follows:

- SPD2 Residential Extensions (LBC)
- Technical Housing Standards – Nationally Described Space Standards

7.4 The Partial Review of Croydon Local Plan: Strategic Policies (CLP1.1) and the Croydon Local Plan: Detailed Policies and Proposals (CLP2) have been approved by Full Council on 5 December 2016 and was submitted to the Planning Inspectorate on behalf of the Secretary of State on 3 February 2017 and the examination took place in May/June this year. Policies which have not been objected to can be given some weight in the decision making process. However at this stage in the process no policies are considered to outweigh the adopted policies listed here to the extent that they would lead to a different recommendation.

## **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
4. Amenities of future occupiers
5. Parking & cycle storage
6. Street trees
7. Waste and refuse

### **Principle of development**

- 8.2 The principle of back-land development along Purley Rise to the rear of properties on Brighton Road is well established and therefore the principle of the development can be supported. The proposed development would provide for 2 family sized units – (1 x2 bed and 1x3 bed) which would contribute to the targets for new homes and specifically new family homes.

### **Townscape and visual impact**

- 8.3 The proposed units would be well screened from the street scene due to the existing mature street that line Purley Rise. Whilst there may be small in between views of the new dwellings, these would not be considered harmful to the amenity of the area, particularly due to the materials of dark render to the ground floor and black stained larch timber cladding to the top floor. The choice of materials would allow the proposals to blend into the Purley Rise streetscape.
- 8.4 The existing hedging would be maintained as part of the proposals which would also help to mitigate any impacts, particularly for pedestrians walking on Purley Rise.
- 8.5 The top of Purley Rise is the highest point of the site and as the proposed dwellings would utilise the land levels to such an extent, the dwelling furthest north west would only appear 1½ storeys from the street and as such, would limit and mitigate its impact on the street scene. It is not thought that this unit would have a detrimental impact on the street scene on the top of Purley Rise.

### **Residential amenity**

- 8.6 Whilst the proposed dwellings would introduce one new window that could potentially harm the amenities of the occupiers of 36 Brighton Road, the 17 metre separation distance between facing windows is considered significant enough to not warrant any harm on the amenities of the existing occupiers. The mature vegetation and separation distances of over 20m to the other neighbouring properties on Brighton Road would limit any impact from the proposal on the residential amenities of these occupiers.
- 8.7 No windows would be introduced to the west elevation that would cause any harm to the neighbouring occupiers on Purley Rise; especially with existing screening by mature vegetation, the changes in land levels and significant separation distance (in excess of 30 metres).
- 8.8 There are no side windows in the elevation of 48 Purley Rise and therefore there would be no harm to residential amenities (specifically privacy) and there would be no direct views from the windows in either of the proposed dwellings into this property's rear garden. Whilst there are side windows at 34 Brighton Road, this

property houses the Purley Language School and as such, any side windows do not serve residential accommodation and would therefore be acceptable.

### **Amenities of future occupiers**

- 8.9 Both of the proposed units would be dual aspect and therefore allow a reasonable amount of light into the units which is supported.
- 8.10 House 1 (at the top of Purley Rise) would be two storeys and with 3 bedrooms over 97m<sup>2</sup> which would exceed unit sizes as specified by the National Technical Standards. House 2 (closest to 36 Brighton Road) would also be 2 storeys but would provide 2 bedrooms over 85m<sup>2</sup> which would still exceed the National Technical Standards.
- 8.11 Both dwellings would have a private courtyard area to the front providing private amenity space. House 1 (at the top of Purley Rise) would also provide rear garden amenity space. Both of the dwellings would have adequate provision of private amenity space and would both therefore be acceptable.

### **Parking and cycle storage**

- 8.12 Both dwellings would not provide off street parking, which given the underuse of the parking facilities on street is acceptable. It is not considered likely that there would be large increase in vehicles in this section of Purley Rise as a consequence of the proposed development and therefore, the failure to provide off street car parking would not be critical. Furthermore, the site has a Public Transport Accessibility Rating of 5 – with alternative public transport options being readily available.
- 8.13 The cycle stores proposed would be in accordance with the London Plan with two cycle store spaces available for both units.

### **Street trees**

- 8.14 The application was submitted with an Arboricultural Method Statement and Arboricultural Impact Assessment. Whilst no protected trees are listed on the site, there are a number of mature trees on the street which are Council owned which the Council are keen to maintain and avoid being harmed by the proposal and during construction.
- 8.15 The submitted information concluded that there would not be any significant harm to the street trees, which are also key for protecting the amenities of the street scene. No excavation would take place within the Root Protection Area of the trees and as such the health of the trees should be suitably protected.

### **Waste and refuse**

- 8.16 Both units would have covered and secure waste and refuse storage; both are adequate for the provision of bins for the dwellings and are located to the front of the dwelling for easy access for collection days.

### **Conclusions**

- 8.17 It is recommended that planning permission should be granted for the proposal, as it would not have a detrimental impact on the townscape or the visual amenity of the

area. The proposal would not have a detrimental impact on the amenities of neighbouring occupiers due to significant separation distances and mature vegetation. The proposal would not harm the street trees due to no excavation in the Root Protection Areas and would provide reason cycle and waste and refuse storage.

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