

**PART 5: Planning Applications for Decision**

**Item 5.2**

**1 SUMMARY OF APPLICATION DETAILS**

Ref: 18/04067/FUL  
 Location: 126 Mount Park Avenue, South Croydon, CR2 6DJ.  
 Ward: Purley Oaks and Riddlesdown  
 Description: Erection of a two-storey four-bedroom house with accommodation in the roof space including 1 x dormer addition on the front roof slope and 1 x dormer addition on the rear roof slope; associated cycle store and amenity space; formation of new crossover; and the provision of two parking spaces  
 Drawing No's: TP 044 03C, TP 044 02D, S 044 01, TP 044 04C, Design and Access Statement, and Tree Report- P8512J289 - Final v1.1 August 2018  
 Applicant: Ms Sunita Shonpal  
 Agent: Mr Simon King  
 Case Officer: Henrietta Ansah

	studio	1 bed	2 bed	3 bed	4 bed
House	0	0	0	0	1

Number of car parking spaces	Number of cycle parking spaces
2	2

- 1.1 This application is reported to Committee because ward councillor (Cllr Simon Hoar) made representations in accordance with the Committee Consideration Criteria and requested committee consideration.
- 1.2 During the course of the application process, the applicant has amended the plans to include an additional storey, altering the proposal from a single storey bungalow to a two-storey property. The changes were subject to re-notification.

**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 except where specified by conditions.
- 2) All external materials to be submitted for approval prior to above ground works.
- 3) Refuse stores, cycle stores, sight lines and visibility splays to be submitted for approval prior to the occupation of the building.
- 4) Removal of Permitted Development rights for the building.
- 5) Soft and hard landscaping, boundary treatments and details of the proposed planting mix (including proposed replacement tree specimens and sizes) to be approved
- 6) Construction Logistics Plan shall be submitted and approved prior to the commencement of development.
- 7) 19% reduction in carbon emissions.
- 8) Water usage restricted to 110 litres per person per day.
- 9) Permeable Materials
- 10) Commencement of development within three years of consent being granted
- 11) Any other planning condition(s) considered necessary by the Director of Planning and Strategic Transport

## **Informatives**

- 1) Community Infrastructure Levy
- 2) Code of Practice for Construction Sites
- 3) Any other informative(s) considered necessary by the Director of Planning and Strategic Transport

2.3 That the 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**

3.1 The proposal comprises the following:

- The erection of a two storey property with accommodation in the roof space;
- Provision of four bedrooms;
- Provision of refuse and recycling store;
- Provision of cycle storage;
- Provision of hard and soft landscaping, including two parking spaces; and
- Amenity space provided to the rear.

## **Site and Surroundings**

- 3.3 The site is located on the northern side of Mount Park Avenue and fronts onto the eastern side of Kingsdown Avenue, adjacent to a bend in the road where Edgehill Road is formed.

The site comprises a plot of land which formerly comprised the rear garden area of 126 Mount Park Avenue. The site is currently enclosed by a hoarding.

- 3.4 The wider area comprises mainly detached and semi-detached two-storey properties with interspersed bungalow style properties. Many of the properties have on-site parking provision by way of hardstandings and/or garages.
- 3.5 The site is identified as a Surface Water Critical Drainage Area.

## **Planning History**

- 3.6 The following applications are relevant to the consideration of the current proposal:

18/01319/FUL: Erection of a three-bedroom bungalow with accommodation in the roof space, with associated works.

APPROVED on 22<sup>nd</sup> June 2018. Not implemented. This scheme is extant and establishes the principle of the use of this site as a separate plot following adoption of the Croydon Local Plan 2018 and is similar to the proposed development in terms of its footprint, albeit is single storey in nature.

13/00914/FUL: Erection of a three-bedroom chalet bungalow with associated works.

APPROVED on 2<sup>nd</sup> October 2013. This consent was not implemented. This consent has expired.

04/02457/P: Demolition of garage and store; erection of single/two storey side/single storey rear extension (alterations to planning permission 03/2816/P) to include new garage.

APPROVED on the 11<sup>th</sup> August 2004.

03/02816/P: Demolition of garage and store; erection of single/two storey side/single storey rear extension to include garage,

APPROVED on the 19<sup>th</sup> October 2003

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

- There are no protected land use designations on the site and therefore the principle of development is acceptable.
- The scale and layout of proposed built form is considered to be appropriate for the site, and the traditional design and appearance of the building would be in keeping with the surrounding character of the 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 Described Space Standards.
- The highway impact is considered acceptable.
- The refuse and cycle storage is considered acceptable.
- The proposed removal of the existing trees on site and their replacement is considered acceptable.
- Flood risk is suitably mitigated.
- Sustainability can be appropriately managed through condition.

## **5 CONSULTATION RESPONSE**

- 5 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 neighbourhood notification letters. Following a number of changes to the design, height and massing of the scheme neighbours were re-notified during a re-consultation process (between the 30<sup>th</sup> October and the 15<sup>th</sup> November 2018). The number of representations received from neighbours and local groups in response to notification and publicity of the application was as follows:

No of individual responses: 2 Objecting: 2 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:

<b>Objection</b>	<b>Officer comment</b>
<i>Principle of development</i>	
Overdevelopment	Principle of development addressed in section 8.2 to 8.5 of this report.
<i>Design and appearance</i>	
Out of keeping with the surrounding area	Addressed in section 8.6 to 8.9 of this report.
<i>Amenity</i>	
Loss of light	Addressed in section 8.12 to 8.16 of this report.
Overlooking	Addressed in section 8.12 to 8.16 of this report.
<i>Highways</i>	
Traffic	Addressed in section 8.17 to 8.20 of this report.
Detrimental to Highway Safety	Addressed in section 8.17 to 8.20 of this report.

6.4 Councillor Simon Hoar [objecting and referred the application] has made the following representations:

- Overdevelopment of site
- Loss of privacy to neighbouring residents
- Damage and further risk to protected trees

## **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, 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 2018 (CLP 2018):

- SP2: Homes
- SP4: Urban Design and Local Character
- SP5: Community Facilities
- SP6: Environment and Climate Change
- SP7: Green Grid
- SP8: Transport and Communication
- DM1 on Housing choice for sustainable communities
- 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 Flood Risk
- DM26 on Metropolitan Green Belt and Metropolitan Open Land
- DM27 Biodiversity
- DM28 on Trees
- DM29 on Promoting sustainable travel and reducing congestion

- DM30 on Car and cycle parking in new development

Supplementary Planning Guidance as follows:

- Technical Housing Standards – Nationally Described Space Standards

## **8 MATERIAL PLANNING CONSIDERATIONS**

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

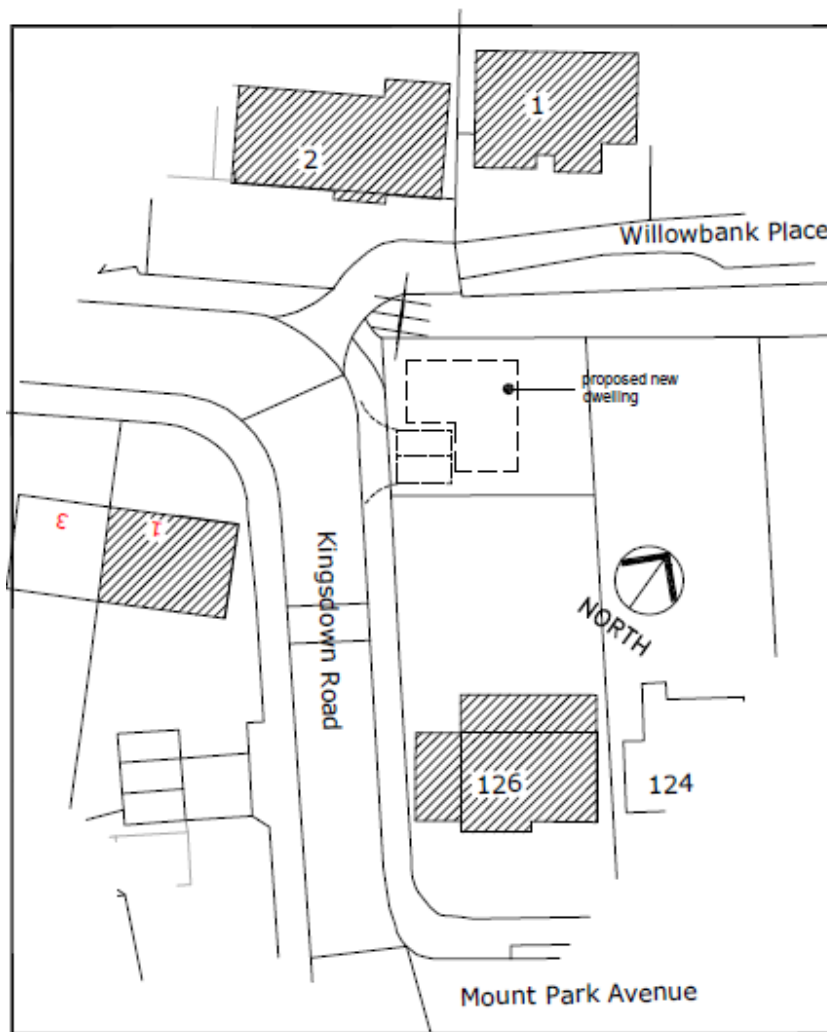
- Principle of development
- Townscape and visual impact
- Housing quality for future occupiers
- Residential amenity for neighbours
- Transport
- Sustainability
- Trees

### **Principle of development**

8.2 Given the residential nature of the surrounding area, the principle of the redevelopment for a residential property can be supported. The development would provide an additional family home in an established residential area. Moreover, planning permission has recently and historically granted for a detached bungalow on the site, with parking at the front, therefore the principle of a residential development on the site has been established.

8.3 Policy DM10.4 states “In the case of development in the grounds of an existing building which is retained, a minimum length of 10m and no less than half or 200m<sup>2</sup> (whichever is the smaller) of the existing garden area is retained for the host property, after the subdivision of the garden”.

8.4 It is considered that this Policy is not directly applicable, as the plot has been subdivided historically and is currently a stand-alone plot. Notwithstanding the above, the plot originally formed part of the garden of 126 Mount Park Avenue. Prior to subdivision, the rear garden of 126 Mount Park Avenue had a depth of 31 metres and measured 573 square metres. The resultant depth, as existing, is 18 metres deep, and measures 366 square metres. Thus, the host property’s garden adequately serves the inhabitants of the host property.

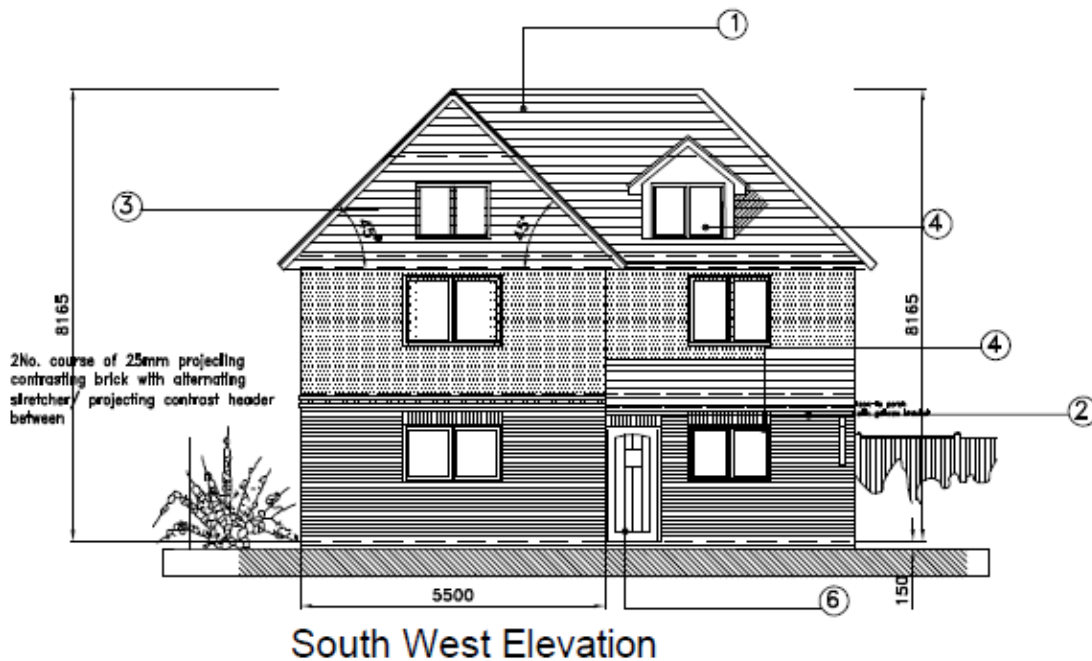


8.5 Overall the proposal is considered acceptable and in compliance with Policy DM10 of the Croydon Local Plan 2018 and so the principle is supported.

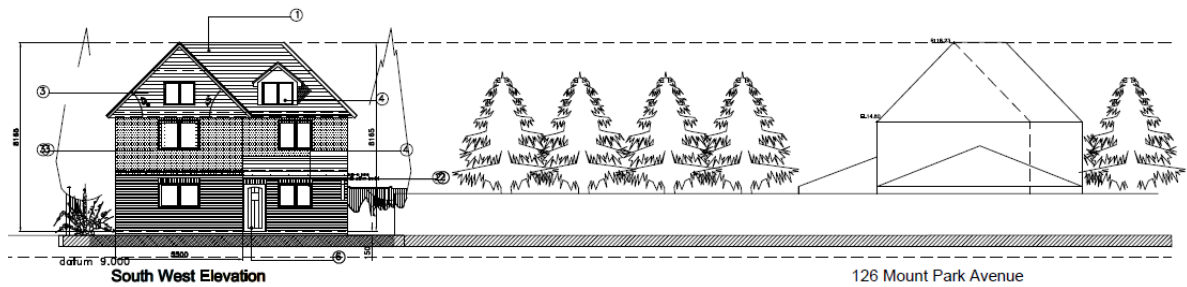
#### **Townscape and visual impact**

8.6 Policy DM10.1 requires residential development proposals to be of high quality, whilst seeking to achieve a minimum height of 3 storeys. The proposed development would provide two-stories with accommodation in the roofspace, totalling three floors of habitable accommodation. The prevalent height and scale of the properties in the vicinity is two-stories, therefore the proposed development would respect the scale, height and massing in the local area. As such this would meet the requirements of Policy DM10.1.





- 8.7 The development pattern and layout and siting would respect the urban grain within the immediate and wider locality, which varies substantially in terms of plot depths and widths, and footprints. Although it is observed that the depth of the proposed rear garden would be smaller than the majority of surrounding properties, however this would not appear evident within the streetscene. The property would appear well separated from the host property and Willowbank Place which is generally two storey albeit with a bungalow being one of the nearer properties.
- 8.8 The property includes a front stagger, projecting gable feature, a small front and rear dormer window which provide an element of articulation to the property and visual interest. The proposed material palette would ensure the development responds to the surrounding locality coherently, through the provision of traditional materials utilised in the local area. The submission indicates a 1.9m close boarded fence to the front of the site. It is considered that a lower boundary treatment, including soft landscaping, would be more appropriate and can be secured by condition.
- 8.9 Overall, it is considered that the property would reflect the urban grain, architectural integrity and streetscene within Mount Park Avenue, Willowbank Place and Kingsdown Road. The overall scale, height and massing is considered appropriate in respect of the above policies and is considered to be in keeping with the character and appearance of the surrounding area. Permitted development rights are recommended to be removed by condition to prevent the property being extended without prior approval from the local planning authority.



## Streetscene

### Housing quality for future occupiers

- 8.10 The proposal would comply with internal dimensions and minimum GIA required by the Nationally Described Space Standards, for a 4 bedroom, 7 persons dwelling over 3 floors providing circa 210 square metres of Gross Internal Floor Area; in excess of the minimum space requirement of 127 sqm. The house would be dual aspect with adequate outlook. The ground floor forward facing living space would have adequate privacy being well separated from the street and with adequate space for planting, secured by condition. In terms of layout the proposed unit is considered acceptable to the amenities of any future occupiers providing high quality living accommodation which is significantly above the minimum housing standards for a unit of this size.
- 8.11 The London Housing Supplementary Planning Guidance (SPG) sets out that a minimum of 5 square metres of external amenity space be provided for a 1-2 person dwelling, with 1 additional square metres for every additional occupant. It is considered that the proposed four bedroom house would be capable of providing accommodation for approximately 7 persons, therefore in this regard the development would be expected to provide 10 square metres of private amenity space. The proposed amenity provision well exceeds the minimum requirements providing 85 square metres of amenity space, at a depth of 6.75 metres, which would provide sufficient amenity provision for future occupiers.

### Residential amenity for neighbours

- 8.12 The site is bound to the North by Willowbank Place highway, beyond which is 1 Willowbank Place. The front elevation of 1 Willowbank Place would be 16.5 metres away from the side flank wall of the proposed development. This separation distance is considered appropriate to prevent any loss of privacy, overlooking or visual intrusion to the inhabitants of 1 Willowbank Place, with side facing windows being obscure glazed or high level.
- 8.13 To the south of the site is the garden of 126 Mount Park Avenue. The nearest proposed side flank wall would be situated 19 metres away from the rear elevation. The flank wall would be 2.04 metres away from the shared boundary. There are no windows at ground floor level on this elevation, and at first floor a high level

window is proposed. This window is a secondary window to a bedroom. It is considered that the separation distance, siting of the proposed development and location and type of fenestration would prevent any undue overlooking, loss of outlook or visual intrusion into the garden or habitable room windows of 126 Mount Park Avenue.

- 8.14 The Eastern boundary of the site abuts the rear most part of No.124 Mount Park Avenue's rear garden. The nearest proposed flank wall would be 6 metres away from the shared boundary of 124 Mount Park Avenue; and approximately 25 metres away from the existing habitable room windows on the main house. The proposed windows at ground floor would be screened by the proposed boundary treatment. At first floor, the proposed windows would be high level (serving 1 x bathroom window and 1 x secondary bedroom window), and at second floor level, the proposed dormer window would serve a staircase and landing area. Again, it is considered that the separation distance, siting of the proposed development and location and type of fenestration would prevent any undue overlooking, loss of outlook or visual intrusion into the garden or habitable room windows of 124 Mount Park Avenue.
- 8.15 It is considered that the proposed separation distances afforded and siting of fenestration would be adequate to avoid any loss of amenity, in terms of a loss of outlook, visual intrusion, overlooking, loss of daylight or loss of sunlight.
- 8.16 Overall, the development is considered to be in accordance with the relevant policies and would not result in unacceptable harm to the residential amenities of the surrounding occupiers.

### **Transport**

- 8.17 The site has a PTAL rating of 1b which indicates poor accessibility to public transport and 2 parking spaces are proposed on site.
- 8.18 The proposed development includes a vehicular access and hardstanding area at the front of the site which would allow an acceptable level of parking for a four bedroom dwelling in an area with uncontrolled parking. The parking would be in keeping with The London Plan maximum parking standards and would not be dissimilar to parking provision and layout in the immediate vicinity. As the development is relatively small scale, its impact upon highway safety is considered to be negligible. Details of sight lines and visibility splays will be duly conditioned.
- 8.19 The proposal included cycle storage capable of storing 2 cycle spaces, at the side/rear of the property, adjacent to the rear garden. Details of this have been secured by condition.
- 8.20 A refuse storage area is proposed at the front of the property. This will be duly conditioned to ensure that it is adequately screened as no details have been provided.

### **Sustainability**

- 8.21 A condition is attached requiring the applicant to achieve a 19% reduction in CO2 emissions while ensuring that water consumption does not exceed 110L per head per day.

### **Flood Risk**

- 8.22 The site is noted to be in a Critical Drainage Area at risk of flooding from surface water. The applicant has proposed permeable materials and soft landscaping which are considered appropriate to mitigate the potential flood risk on site. These measures would again be conditioned accordingly.

### **Trees**

- 8.23 A protected tree was previously removed on the site (TPO 18, 1998) due to its poor condition. A replacement tree has been proposed in the North-Eastern part of the site as shown in the proposed plan. The applicant does not seek to remove any trees to facilitate the development. In this regard no aboricultural objections are raised. The applicant seeks to plant shrubs around the boundary of the site to increase screening.

A landscaping scheme would be duly conditioned to ensure that the landscaping and tree replacement provisions are adequate. The introduction of soft landscaping to the front of the site would improve the appearance of the proposal from the street and can be secured by condition.

- 8.24 Should the applicant be granted planning permission, the applicant will be expected to adhere to the Council code of construction in regards to working practices and hours of work. It is considered in this case, conditioning a constructions logistics plan would not be necessary or reasonable and is therefore not recommended to be added as such.

### **Conclusions**

- 8.25 The proposal would result in the redevelopment of an existing site to provide a high quality home. The development would be in keeping with the character of the area and would not have a significant impact on the amenities of adjoining occupiers. The details relating to the landscaping, cycle and bin storage can be secured by condition.

### **All Other Matters**

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