

# PLANNING SUB COMMITTEE AGENDA

25 April 2019

## PART 5: Planning Applications for Decision

Item 5.1

### 1 SUMMARY OF APPLICATION DETAILS

Ref: 19/00320/FUL  
Location: Development Site, 15 Woodplace Lane, Coulsdon CR5 1NE.  
Ward: Coulsdon Town  
Description: Erection of two storey four-bedroom detached dwelling and associated garage, vehicular access, parking and refuse storage  
Drawing No's: HC/P/E/1, HC/P/P/1, HC/P/P/2, HC/P/P/3, HC/P/P/4, Design and Access Statement, SouthOaks Arboricultural Consultancy Arboricultural Method Statement, Impact Assessment and Tree Protection Plan  
Applicant: Mr Peter Appleby  
Agent: Mr David Williams  
Case Officer: Ms Violet Dixon

	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 Sub Committee because objections above the threshold in the Committee Consideration Criteria have been received and Ward Councillor (Cllr Mario Creatura) has made representations in accordance with the Committee Consideration Criteria and requested Sub Committee consideration.

### 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 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 tree specimens and sizes) to be approved
- 6) Development to be carried out in accordance with approved tree survey and TPO protection methods installed prior to works until development completion.
- 8) 19% reduction in carbon emissions.
- 9) Water usage restricted to 110 litres per person per day.
- 10) Permeable Materials
- 11) Commencement of development within three years of consent being granted
- 12) 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;
- Provision of four bedrooms;
- Provision of garage
- Provision of refuse and recycling store;
- Provision of cycle storage;
- Provision of hard and soft landscaping, and
- Amenity space provided to the rear.

### **Site and Surroundings**

3.3 The site is located on the north eastern side of Woodplace Lane and comprises a plot of vacant land which formerly comprised 15 Woodplace Lane, a detached property which was demolished as part of the adjacent development. The site is currently enclosed by a hoarding. The site and surrounding area features an increase in land level from west to east and south to north.

- 3.4 The wider area comprises mainly detached and semi-detached two-storey properties. Many of the properties have on-site parking provision by way of hard-standings and/or garages. The application site adjoins a development site to the south which has planning permission for three link detached dwellings and which is currently under construction.
- 3.5 The site is designated as being within an Archaeological Priority Area. The Dutch Village Local Heritage Area is located immediately to the south-west of the application site. The site adjoins Metropolitan Green Belt and a Site of Nature Conservation Importance to the east.



Figure 1 – Aerial view of site

### **Planning History**

### 3.6 In terms of recent planning history the following applications are relevant:

The site, formerly comprising 15 Woodplace Lane has been subject to a number of planning applications for the redevelopment of the site. The site has since been separated and a development of 3 detached houses is currently under construction on the adjoining site.

09/01006/P: Erection of 3x2 storey six-bedroom houses with accommodation in roofspace and a detached two-bedroom bungalow; formation of access road and provision of associated parking. REFUSED on 29<sup>th</sup> June 2009. Dismissed on appeal on 20<sup>th</sup> January 2010.

09/03083/P: Erection of 2x2 storey six-bedroom houses and 1x2 storey five-bedroom house, with accommodation in roofspace; formation of an access road and provision of associated parking. REFUSED on 10<sup>th</sup> December 2009.

11/01552/P: Erection of 2x4 bedroom and 1x3 bedroom houses two with integral garages; formation of access road and provision of associated parking. APPROVED on 20<sup>th</sup> October 2011 which is currently being implemented.

15/02295/LE: Lawful commencement of development approved under application reference 11/01552/P for the erection of 2x4 bedroom and 1x3 bedroom houses two with integral garages; formation of access road and provision of associated parking. This was ISSUED/GRANTED on 26<sup>th</sup> October 2015.

## 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 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 level of parking and impact upon highway safety would be acceptable.
- The refuse and cycle storage would be acceptable, subject to the imposition of planning conditions.
- The arboricultural impact is considered acceptable and protected trees are appropriately protected.
- 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. 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: 38                      Objecting: 38                      Supporting: 0

An objection has also been received from East Coulsdon Residents Association

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 8-2-8.3 of this report.
Schemes for four houses to site previously refused by Council and Planning Inspector	Each application is assessed on its own merits and there is not considered to be a detrimental impact caused by the proposal.
Not in accordance with previously approved scheme for 3 houses	Each application is assessed on its own merits and considered in relation to policies which the LPA assesses applications against.
<i>Design and appearance</i>	
Out of keeping with the surrounding area – height, size, scale, depth, design, appearance	Addressed in section 8.4-8.8 of this report.
Detrimental to Heritage Area	Addressed in section 8.4-8.8 of this report.
<i>Impact on amenities of neighbouring properties</i>	

Adverse impact on neighbouring properties – loss of privacy, overbearing, visually dominant, outlook, overlooking, overshadowing, light and noise.	Addressed in section 8.13-8.17 of this report.
Construction impacts, damage to foundations, soil displacement	Addressed in section 8.24 of this report.
<i>Impact of the development on future occupiers</i>	
Insufficient refuse storage, parking, private amenity space	Addressed in section 8.11-8.12 of this report.
<i>Highways</i>	
Traffic	Addressed in section 8.18-8.20 of this report.
Detrimental to Highway Safety	Addressed in section 8.18-8.20 of this report.
<i>Trees</i>	
Detrimental impact on trees	Addressed in section 8.22-8.24 of this report.
Arboricultural report insufficient	Addressed in section 8.22-8.24 of this report.
<i>Drawings</i>	
Inaccurate drawings	
Procedural or non-material comments	
Loss of a view	This is not a planning consideration.
Why did I not receive a neighbour notification letter?	The application has appropriately consulted with neighbours in line with statutory and council policies and procedures.

6.3 Councillor Mario Creatura [objecting and referred the application] has made the following representations:

- Overdevelopment of site

## **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 February 2019. 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):

- 3.3 Increasing housing supply
- 3.4 Optimising housing potential
- 3.5 Quality and design of housing developments
- 3.8 Housing choice
- 5.1 Climate change mitigation
- 5.2 Minimising carbon dioxide emissions
- 5.3 Sustainable design and construction
- 6.9 Cycling
- 6.13 Parking
- 7.4 Local Character
- 7.6 Architecture
- 7.21 Woodlands and trees

### 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
- Suburban Design Guide Supplementary Planning Document

## **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
- Impact on setting of Metropolitan Green Belt
- Housing quality for future occupiers
- Residential amenity for neighbours
- Transport
- Sustainability
- Trees

### **Principle of development**

8.2 Policy SP2 in CLP (2018) sets out how housing will be delivered across the Borough and outlines that in order to provide a choice of housing for people in socially-balanced and inclusive communities in Croydon, the Council will apply a presumption in favour of development of new homes provided they meet the relevant policy. DM11 recognises the importance of the delivery of new housing and sets out key objectives for development within the borough. Policy SP2.7 seeks to



ensure that a choice of homes is available in the borough that will address the borough's need for homes of different sizes and that this will be achieved by setting a strategic target for 30% of all new homes up to 2036 to have three or more bedrooms.

- 8.3 The proposal seeks to provide a detached four bedroom dwelling on the site within an established residential area. The principle of redevelopment is therefore considered acceptable, given the need for housing within the borough and the residential nature of the surrounding area, albeit subject to compliance with other policies.

### Townscape and visual impact

- 8.4 Policy DM10.1 requires residential development proposals to be of high quality and whilst seeking to achieve a minimum height of 3 storeys, should respect the development pattern, scale, height, density and appearance. The proposed development would provide a two-storey single family dwelling. The prevalent height and scale of the properties in the vicinity is two-storeys and given the change in land levels, the scale of neighbouring properties to the north (with all having been constructed into the sloping ground - varying from one to two storeys) and with land levels also increasing from north to south, officers are satisfied with the principle of the two storey bulk of the proposed dwelling. Moreover, the proposed dwelling would follow the ridge heights of the Holland Court development to the south and would have a higher ridge height (compared to 13 Woodplace Lane) given the increasing land level. It is considered that the proposed development would respect the scale, height and massing in the local area in accordance with Policy DM10.1 and would follow a similar development form as the neighbouring development to the south.



Figure 2 – Front and rear elevation of proposed dwelling

- 8.5 The development pattern and layout and siting would respect the urban grain within the immediate and wider locality, which mainly comprises houses set in spacious plots, setback from the main highway with landscaped front gardens between the front elevations and public footpath. The proposed property would follow the staggered building line of the adjoining Holland Court development to the south and would feature a substantial front and rear garden. Although the depth of the

proposed rear garden would be smaller than the majority of surrounding properties, this would not be overly apparent when viewed from Woodplace Lane. The property has been designed to appear similar to other properties forming part of the neighbouring Holland Court scheme, following a similar staggered building line with a similar separation between the nearest property to the south. The property would respect the established separation distances within the immediate locality and would appear well separated from 13 Woodplace Lane (to the south).

- 8.6 The property features a steep hipped roof (on both sides) a projecting two storey outrigger and small front and rear dormer windows which provide an element of articulation to the property and visual interest. The appearance would be in keeping with the dwellings currently under construction as part of the Holland Court development and would appear similar to the approach used in the 'Dutch Village' Local Heritage area which provides a rich variety with a simple palate of layouts and features. The design and appearance should achieve a balance of an irregular frontage of visual interest whilst maintaining design continuity with the neighbouring properties to the south.
- 8.7 The proposed material palate should ensure the development responds to the surrounding locality coherently, through the provision of traditional and modern materials utilised in the local area. The submission indicates hard and soft landscaping to the front of the site, of which further details can be secured by condition.
- 8.8 Overall, the scheme would reflect the urban grain, architectural integrity of the immediate area and specifically Holland Court. 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.

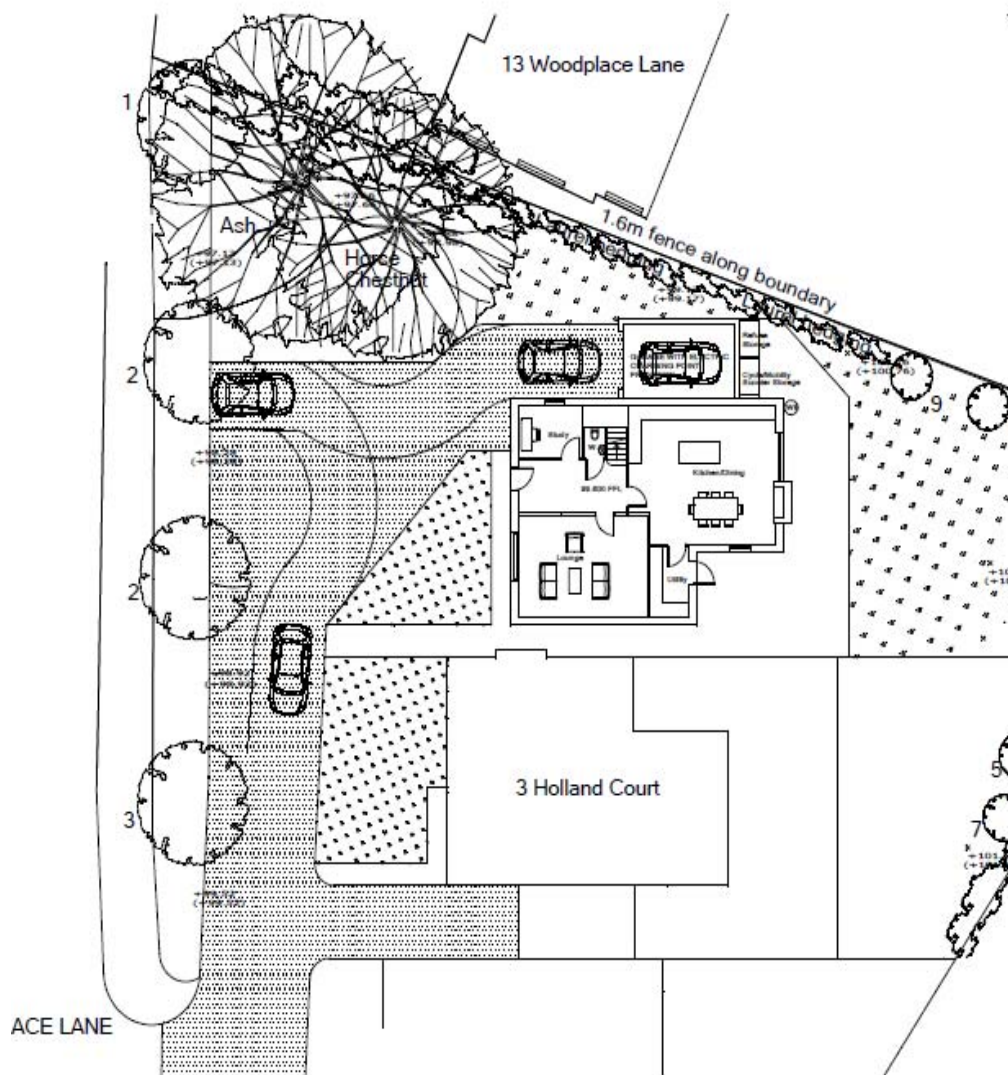


Figure 3 – Proposed Site Layout Plan

### Impact on Setting of Metropolitan Green Belt

8.9 Policy DM26 advises that the Council will protect and safeguard the extent of the borough's Metropolitan Green Belt. It further advises that the Council will exercise strict control to ensure that a proposal to the surrounding land does not conflict with openness or the purposes of including land in the designation. The form, bulk and general design of any new structures should be in keeping with their surroundings. The site immediately adjoins Metropolitan Green Belt to the east, with the proposed dwelling located between an existing residential development to the north, along Woodplace Lane and a new residential development (Holland Court). The proposed dwelling would follow the established building line of residential development and

would be a natural continuation of and addition to the existing built form along the eastern side of Woodplace Lane. Furthermore, the dwelling is located a substantial distance from the viewpoints from the Green Belt and would not be located within the Locally Designated View.

- 8.10 Consequently, the development would not cause harm to the setting of the Metropolitan Green Belt, in accordance with Policy DM26 of the Croydon Local Plan 2018.

#### **Housing quality for future occupiers**

- 8.11 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 2 floors providing circa 180 square metres of Gross Internal Floor Area; in excess of the minimum space requirement of 115 square metres. 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.

- 8.12 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 circa 200 square metres of amenity space to the rear, with a depth of 17 metres.

#### **Residential Amenity for Neighbours**

- 8.13 The site is bound to the north-east by Hooley Farm and Metropolitan Green Belt. The property is located approximately 30m from the nearest neighbouring properties located along the western side of Woodplace Lane. It is not considered that the proposed development would result in any undue harm to these properties.
- 8.14 The property would be located a minimum of 17m from the north-eastern boundary. The nearest neighbouring property to the south-east is 3 Holland Court, part of the Holland Court development currently under construction. The proposed dwelling would be set back a minimum of 1.5m from the neighbour properties side elevation, set back 3m from the front elevation and would extend 2.5m beyond the rear elevation. There is one window proposed in the side elevation (ground floor) which would be set back from 3 Holland Court by a minimum of 4.5m. There is one window located in the flank elevation of 3 Holland Court which is set back a minimum of 4.5m from the proposed property. This separation distance is considered

appropriate to prevent any loss of privacy, overlooking or visual intrusion to the inhabitants of 3 Holland Court.

8.15 The nearest neighbouring property to the north-west is 13 Woodplace Lane. The proposed single storey garage would be set in from the boundary with this neighbouring property by 1.4m (at its closest point) and set back from the flank elevation by around 4.5m. The main flank wall of the proposed dwelling would be set back from the neighbouring property by a minimum of 7.5m, increasing to 9.5m from the front elevation. The building would extend beyond the rear of 13 Woodplace Lane by 8m and would be set back from its front elevation by 7m, extending 4.5m along its side elevation. There are no windows proposed in the side elevation of the proposed property and whilst there are three windows incorporated into the side elevation of 13 Woodplace Lane (first floor) and one window at ground floor level nearest the front elevation, first floor windows are generally secondary windows which serve a living area. Moreover, in view of the proposed siting of the proposed dwelling, the neighbouring property should continue to receive adequate outlook and sunlight from the south. It is therefore considered that the proposed siting of the property and separation distances would prevent any undue overlooking, loss of outlook or visual intrusion into the garden or habitable windows of 13 Woodplace Lane.

8.16 It is considered that the proposed separation distances afforded and siting of the property and 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.

8.17 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. Moreover, it is clear that the scheme is appropriate in terms of density with no evidence/effects that would suggest over-development of the site.

### **Transport**

8.18 The site has a PTAL rating of 1a which indicates poor accessibility to public transport and 2 parking spaces are proposed on site.

8.19 The proposed development includes a vehicular access, extending the existing access road for Holland Court and a 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.

8.20 The proposal includes refuse storage and cycle storage capable of storing 2 cycle spaces, to the rear of the garage, adjacent to the rear garden. Details of this have been secured by condition as no details have been provided at this stage.

### **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.

### **Landscaping and Trees**

- 8.22 The Tree Preservation Order number 31, 1999 protects five individual trees, three of which have been removed under the previous planning application to the site due to their poor condition. The remaining two preserved trees, located along the northern boundary with 13 Woodplace Lane would be retained and maintained as part of the proposed development with adequate separation distances provided to the proposed house. The applicant has submitted a revised tree survey which has been reviewed by the Council's Tree Officer and is considered acceptable in providing suitable tree protection methods. There is a small incursion into the RPA of the closest specimen which is considered insignificant and would not be detrimental to the tree's health and retention. A condition is recommended to ensure suitable protection during potential construction works.
- 8.23 The applicant seeks to plant trees along the front and rear boundary of the site. A landscaping scheme would be duly conditioned to ensure that the landscaping and tree 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 The applicant will be expected to adhere to the Council's code of construction in regards to working practices and hours of work. It is considered in this case, conditioning a construction's 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 development of a vacant plot 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, trees, 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.