

PART 5: Planning Applications for Decision

Item 5.1

1 SUMMARY OF APPLICATION DETAILS

Ref: 19/04132/FUL
 Location: 16 The Chase, Coulsdon, CR5 2EG
 Ward: Coulsdon Town
 Description: Demolition of single storey side extension and garage, alterations, erection of five bedroom detached house, alterations to existing vehicular access to host property and provision of 2 parking spaces for the host dwelling and 1 parking space for the proposed dwelling with associated cycle and bin/recycling stores
 Drawing Nos: 260-00 Rev B, 260-01 Rev C, 260-02 Rev B, 260-03 Rev B, 260-04 Rev E, 260-05 Rev D, 260-06 Rev F, 260-07 Rev E, 260-08 Rev H, 260-09 Rev B, 260-10 Rev C, 260-37 Rev P received 5th December 2019, Arboricultural Method Statement (WLA/1019/03/AMS) received 6th December 2019, Tree Protection Plan (WLA/1019/03/TPP Rev A) by Wright Landscape and Arboriculture
 Applicant: Mrs Stewart
 Case Officer: Hayley Crabb

	5 Bedroom	Total
Proposed House	1 x 5 bedroom	
Total	1	1

All units are proposed for private sale

Number of car parking spaces	Number of cycle parking spaces
2 for host house and 1 for proposed house	3

1.1 This application is being reported to Planning Sub Committee because objections above the threshold as specified by the Committee Consideration Criteria have been received.

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) Materials as specified in the application and to match the existing
- 3) Car parking shall be provided as specified in the application prior to occupation and the vehicular access to serve the proposed dwelling to remain as existing
- 4) Details of bin store/cycle store to be submitted prior to occupation
- 5) Vehicular access/visibility splays as specified in the application
- 6) No additional windows in the flank elevations other than as specified/obscure glazed
- 7) Condition Arboricultural Report/Tree Protection Plan/Protection of street tree during construction/services plan
- 8) Landscaping scheme to be submitted including hard/soft landscaping details
- 9) Remove Permitted Development
- 10) Construction Logistics Plan to be submitted
- 11) 19% reduction in carbon emissions
- 12) Water usage restricted to 110 litres per person per day
- 13) Commencement of development within three years of consent
- 14) Any other planning condition(s) considered necessary by the Director of Planning and Strategic Transport

Informatives

- 1) Community Infrastructure Levy
- 2) Code of practise for Construction Sites
- 3) Party Wall Act
- 4) Boundary matters
- 5) Highways
- 6) Protected species
- 7) Policies
- 8) Any other informative(s) considered necessary by the Director of Planning and Strategic Transport

2.3 That the Planning Sub 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:

- Erection of a 2 storey house with accommodation within the roof area
- 5 Bedroom (8 persons unit)

- Provision of 1 parking space for the proposed house and 2 parking spaces for the host house
- Provision of refuse store at front and cycle store at rear for 3 bicycles.

Site and Surroundings

- 3.2 The application site comprises the side and part of the rear garden of 16 The Chase, which would be subdivided to facilitate construction of a new 5 bedroom house. The host property is located on the northern side of The Chase, and comprises a two-storey semi-detached dwelling with a single storey extension at side and single storey side/rear extension and a detached garage at side.
- 3.3 The area is residential in character comprising predominately semi-detached houses on wide plots. Other properties in close proximity have erected varying sizes/designs of extensions.
- 3.4 The site is located within very low flood risk from surface water. The main road outside the property is located within the area of low risk from surface water.
- 3.5 Planning permission has been granted for the erection of a dormer extension on the rear roof slope/roof lights in the front roof slope and a single storey rear extension. These have not been constructed at the time of the officers' site visit, however these have been shown on the submitted drawings.

Planning History

- 3.6 19/03591/LP – Installation of roof lights to front roof slope, erection of dormer extension on rear roof slope – Certificate Granted. This has not been implemented at the time of the officer's site visit.
- 3.7 19/03952/HSE – Demolition of existing lean-to extension, alterations and erection of single storey rear extension – Planning Permission Granted. This has not been implemented at the time of the officer's site visit.

4.0 SUMMARY OF KEY REASONS FOR RECOMMENDATION

- The principle of residential development on the site is acceptable;
- The design and appearance of the development is appropriate for the site;
- There would be no undue harm to the residential amenities of adjoining occupiers;
- The living standards of future occupiers would be acceptable and compliant with the Nationally Described Space Standards and the London Plan;
- The level of parking and impact upon highway safety and efficiency would be acceptable;
- The scheme would have no undue impact on protected trees and there would be adequate protection of street tree during the construction phase;

- Sustainability aspects of the development can be controlled by condition.

5 CONSULTATION RESPONSE

- 5.1 The views of the Planning & Building Control Directorate are expressed in the MATERIAL PLANNING CONSIDERATIONS section below.

6 LOCAL REPRESENTATION

- 6.1 A total of 15 neighbouring properties were notified about the application and invited to comment. Neighbouring properties/interested parties and Ward Councillors were also re-notified of amended drawings. The number of representations received from neighbours and local groups in response to notification and publicity of the application were as follows:

No of individual responses: 21 Objecting: 21 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:

Summary of objections	Response
Should be an extension to the existing house/HMO	Addressed in Section 8.5 of this report
Not in keeping with the area/Obtrusive by design/height of proposed house / terracing effect	Addressed in Section 8.7-8.11 of this report
Visual amenity	Addressed in Section 8.11 of this report
Overdevelopment	Addressed in Section 8.12 of this report
Loss of light	Addressed in Section 8.21-8.25 of this report
Overlooking/Loss of Privacy	Addressed in Section 8.21-8.25 of this report
Noise	Addressed in Section 8.24 of this report

Traffic or Highways/insufficient visibility splays/no garage	Addressed in Section 8.27-8.30 of this report
Detrimental impact on Trees/Trees should be retained/hedging/Wildlife	Addressed in Section 8.31-8.34 of this report
No need for town houses to be built as many currently available for sale at Cane Hill	Each application is judged on its own individual merits.
Human Rights Act	The application has been judged in accordance with adopted planning policy.
In-sufficient infrastructure	The development would be liable for CIL which could ameliorate any impact on local services and infrastructure
Restrictive Covenants	This is not a planning consideration
Set a precedent for future development	Each application is judged on its own individual merits
Use as multi-occupancy rather than a house	Each application is judged on its own individual merits
Disruptive	This is a nature of the build process
Construction works/Access/Party Wall Act	This is a matter between third parties
Excavation/building rubble/health and safety through build process	This is a nature of the build process and health and safety is not a planning consideration
Financial gain	This is not a planning consideration
Additional reports should be provided for assessment	It is considered there is sufficient information provided to make an assessment on the planning merits of the application.
Affect the development potential of the neighbouring site/boundary issues	Each application is judged on its own individual merits. The proposed house would have two windows

	<p>at side serving a landing. No habitable windows are proposed in the side. It is unlikely the development would affect the development potential of the neighbouring site. Boundary issues is not a planning consideration however a matter between third parties. An informative however could be placed on the decision for the applicant to measure the development out on site prior to construction to ensure the development is built within the site boundary.</p>
--	---

6.3 Councillor Luke Clancy has objected to the proposed development on the grounds of overdevelopment.

7 RELEVANT PLANNING POLICIES AND GUIDANCE

7.2 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.

7.3 Government Guidance is contained in the National Planning Policy Framework (NPPF), 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, including achieving well designed places that take the opportunities available for improving the character and quality of an area and the way it functions.

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

Consolidated London Plan 2016

- 3.3 Increasing housing supply
- 3.4 Optimising housing potential

- 3.5 Quality and design of housing developments
- 3.8 Housing choice
- 3.9 Mixed and balanced communities
- 5.1 Climate change mitigation
- 5.2 Minimising carbon dioxide emissions
- 5.3 Sustainable design and construction
- 5.7 Renewable energy
- 5.10 Urban greening
- 5.12 Flood risk management
- 5.13 Sustainable drainage
- 5.14 Water quality and wastewater infrastructure
- 5.15 Water use and supplies
- 5.16 Waste net self sufficiency
- 5.18 Construction, Demolition and excavation waste
- 6.3 Effects of development on transport capacity
- 6.9 Cycling
- 6.10 Walking
- 6.11 Smoothing traffic flow and tackling congestion
- 6.12 Road Network Capacity
- 6.13 Parking
- 7.4 Local Character
- 7.6 Architecture
- 8.3 Community infrastructure levy

Croydon Local Plan 2018 (CLP):

- SP1 – The places of Croydon
- SP2 – Homes
- DM1 – Housing choice for sustainable communities
- SP4 – Urban Design and Local Character
- DM10 – Design and character
- DM13 – Refuse and recycling
- SP6 – Environment and Climate Change
- DM23 – Development and construction
- DM24 – Land contamination
- DM25 – Sustainable drainage systems and reducing flood risk
- SP7 – Green Grid
- DM27 – Protecting and enhancing Biodiversity
- DM28 – Trees
- SP8 – Transport and Communications
- DM29 – Promoting sustainable travel and reducing congestion
- DM30 – Car and cycle parking in new development
- DM37 – Coulsdon

Other relevant Supplementary Planning Guidance as follows:

- London Housing SPG March 2016
- DCLG – Technical Housing Standards - Nationally Described Space Standards (NDSS)
- National Planning Practice Guidance
- Suburban Design Guide SPD (April 2019)

The Suburban Design Guide SPD provides guidance on suburban residential developments and extensions and alterations to existing homes across the borough. The guide sets out how residential development, including extensions and alterations, in neighbourhoods across the borough is part of a holistic strategy being driven by the Council to deliver tangible public benefits to suburban communities.

With a growing population there is a necessity to build more homes and Croydon is planning for 32,890 new homes by 2036, as set out in the housing target in the Croydon Local Plan 2018 with one third of these units through the delivery of development on windfall sites.

8.0 MATERIAL PLANNING CONSIDERATIONS

8.1 The principal issues relate to:

1. Principle of development
2. Townscape/visual impact/character of the area
3. Housing quality for future occupiers
4. Residential amenity for neighbours
5. Access and parking
6. Trees and landscaping
7. Sustainability, flooding and environment
8. Other

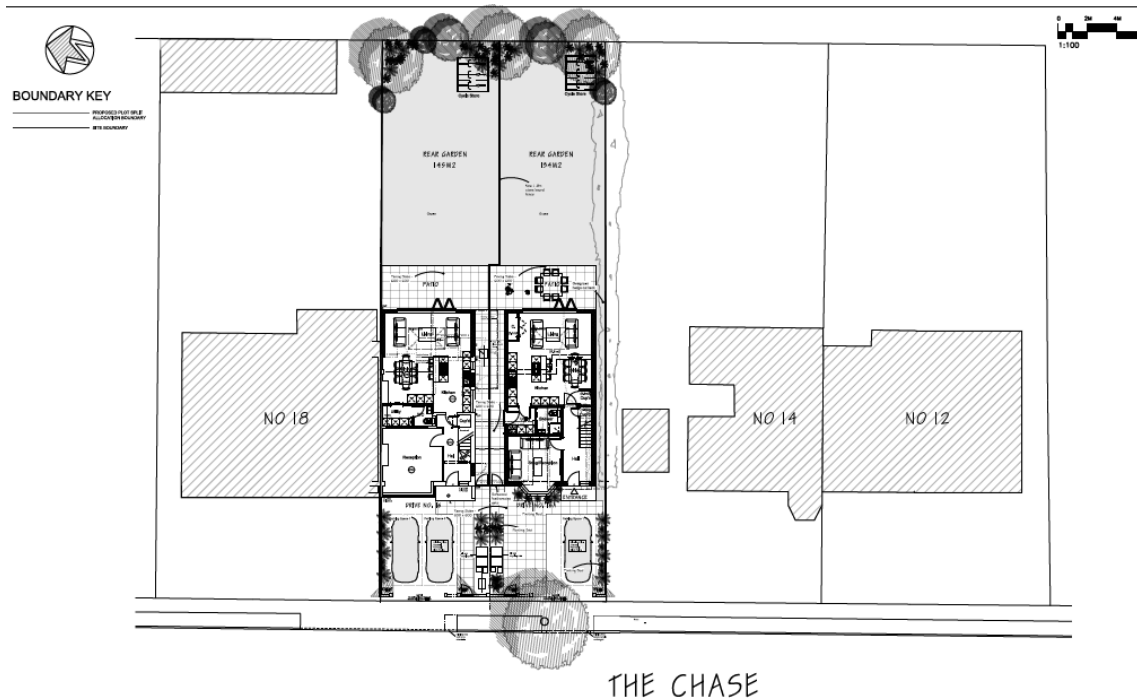
Principle of Development

8.1 The London Plan and Croydon Local Plan identify appropriate use of land as a material consideration to ensure that opportunities for development are recognised and housing supply optimised. It is acknowledged that windfall schemes which provide sensitive renewal and intensification of existing residential areas play an important role in meeting demand for larger properties in the capital, helping to address overcrowding and affordability issues.

8.2 The existing house comprises 3 bedrooms and planning permission has already been granted for the erection of a single storey rear extension which includes the demolition of existing lean-to extension (LBC Ref 19/03952/HSE). Moreover, a lawful development certificate has been issued for the installation of roof lights on the front roof slope, erection of dormer extension on the rear roof slope (LBC Ref 19/03951/LP). These works have yet to progress although the extension works are

shown on the current submitted drawings, which shows the host property would be retained and extended.

- 8.3 The application proposes to infill the plot with a detached 5 bedroom house. The proposal would therefore provide an additional dwelling within an established residential area, which the Council is seeking to promote. This would be acceptable in principle, subject to the demonstration that the development would deal adequately with other policy considerations.



- 8.4 Policy DM10.4 (e) 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 200m² (whichever is the smaller) of the existing garden area is retained for the host property, after the subdivision of the garden. An amended drawing has been received with a revised site boundary, showing the host building would retain more than half the existing garden area. This is considered acceptable.

- 8.5 Representations have been received highlighting the potential use of the property as an HMO – advising that the scheme should be limited to an extension of the existing house. It is incumbent on the local planning authority to determine the application as submitted and there is no evidence of the applicant's intention to use the property as an HMO.

Townscape and Visual Impact

- 8.6 It is proposed to erect a 5 bedroom house to the side of the host house.



8.7 The Suburban Design Guide SPD (2.28.1) states that proposals that seek to subdivide and/or infill existing plots should conform to Policy DM10.4(e) of the Croydon Local Plan and should refer to Section 2.16 or 2.18 of the SPD as regards building positioning. They should also consider the existing pattern of development along the street and the associated visual amenity that gaps in built form might provide.



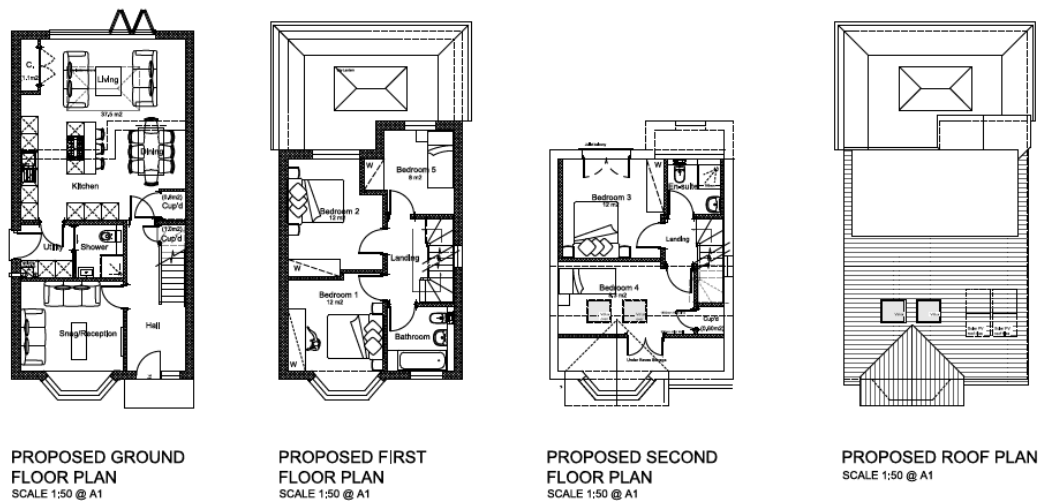
8.8 The proposed dwelling would infill to the side of the donor house (16 The Chase) and would have a traditional in appearance, with a tiled gable roof, projecting gable element and rendered facades which would strongly follow architectural features and integrity of neighbouring properties. The ridge and eaves height of the dwelling would reflect that of the donor property and would appear in keeping with the established neighbouring properties. Amended drawings have been submitted showing an approximate separation distance of around 0.6 metre adjacent to the boundary with 14 The Chase and a 1 metre separation between the proposed house

and the host property. Whilst the separation with 14 The Chase would be less than 1 metre, the main bulk of building at 14 The Chase is further set back from the side boundary with the proposed house being sited closest to an existing detached garage. Consequently, there would continue to be gaps between properties and the introduction of a further house within the street would maintain the rhythm of the street and would not result in a terracing effect; the separation would be sufficient to ensure the development does not appear overly cramped in relation to its plot.

- 8.9 As such, the proposed two-storey development with accommodation within the roof space, by reason of its proposed scale, design, bulk, form, massing and materials would respect the established built form of the area and would be sufficiently in keeping with the character of the street scene and the immediate area.
- 8.10 The dwelling would be set back from the road, continuing the prevailing building line. There is currently a hardstanding to the front driveway which is currently being used for off street parking. It is proposed to provide two parking spaces for the host property and a single parking space for the proposed house. Parking on the frontage would not be that dissimilar to the existing arrangements or other dwellings present within the street.
- 8.11 The rhythm of the Chase street-scene has already been broken down by side extensions and side detached garages. Infilling the plot between 14 and 16 The Chase would not negatively interrupt the pattern of front gardens, boundaries or driveways visible from the street and it is therefore not considered to result in significant loss of visual amenity.
- 8.12 In respect to the density of the scheme, representations have raised concern over the intensification of the site and overdevelopment. The site is a suburban setting with a PTAL rating of 1a (very poor level of accessibility to public transport) and as such, the London Plan indicates that the density levels ranges of 150-200 hr/ha habitable rooms per hectare (hr/ha). The subdivided site would be roughly 243 hr/ha. However, the London Plan density matrix should not be used overly prescriptively, providing sufficient flexibility to accommodate density schemes thought the adopted of design lead approaches.

Housing Quality for Future Occupiers

- 8.13 The proposed dwelling should be designed in line with the standards set out in the Nationally Described Space Standards (NDSS) and the London Plan Housing SPG, particularly with regard to minimum floor space standards (including minimum sizes and widths for rooms/storage).

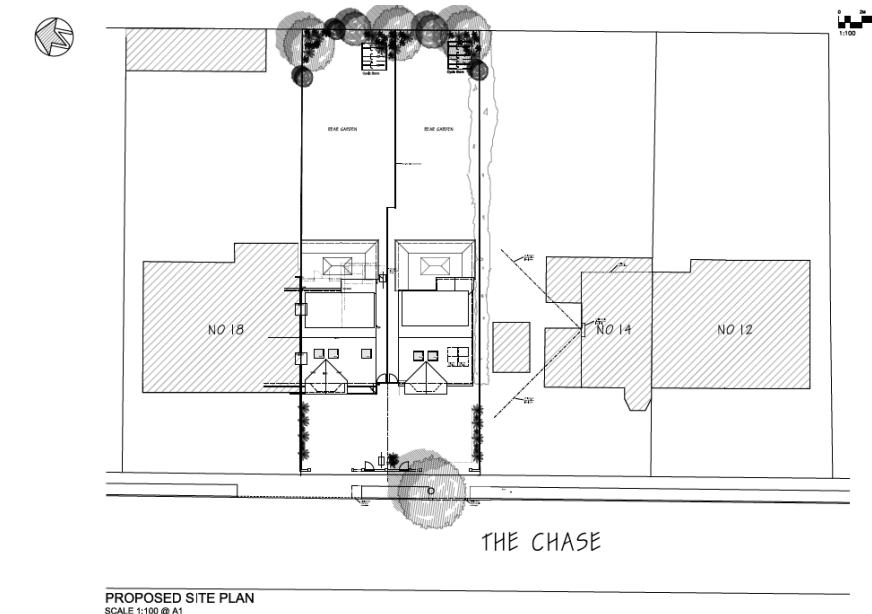


- 8.14 The standards require a 5 bedroom (8 persons) unit over 3 floors to have a minimum internal floor area of 134m² with 3.5m built in storage. The dwelling would meet the Technical standards and provide a good standard of accommodation in terms of layout and daylight.
- 8.15 With regard to external amenity space, the London Housing SPG states that a minimum of 5 sqm of private outdoor space should be provided for 1-2 person dwellings and an extra 1sqm for each additional unit.
- 8.16 The plot would be sub-divided with a 1.8m high close boarded fence between the host and proposed houses. There would be an adequate provision of amenity space provided for the occupiers of the host house and future occupiers of the proposed house. The level of provision is considered acceptable.
- 8.17 A cycle store would be provided in the rear garden for 3 cycles. This is considered acceptable. Details of the secure cycle store can be secured by condition.
- 8.18 A refuse store would be provided at front. This is considered acceptable; details of which would be secured by way of a planning condition.

Residential Amenity for Neighbours

- 8.19 The London Plan 2016 Policy 7.6 states that amongst other that development should “not cause unacceptable harm to the amenity of surrounding land and buildings, particularly residential buildings, in relation to privacy, overshadowing, wind and microclimate. Policy DM10.6 states the Council will not support development proposals, which would have an adverse effects on the amenities of the occupiers of adjoining buildings and Suburban Design Guide SPD states extensions should not negatively impact upon neighbouring properties. SPD states a rear extension could have a greater depth than 3.5m dependent on the 45 degree

angle from the neighbouring property (taken from the centre of the window of the nearest habitable room in the neighbouring properties).



8.20 In terms of the reduction of the amenity space of the donor property, Policy DM10.4(e) of the Croydon Local Plan (2018) requires a development in the grounds of an existing building which is retained, a minimum length of 10 metres and no less than half or 200m² (whichever is the smaller) of the existing garden area be retained for the host property, after the subdivision of the garden. This is primarily to provide sufficient outlook and amenity for existing dwellings whose plot is proposed to be subdivided, but also to maintain a sense of openness between gardens. The host property would continue to enjoy a garden area which exceeds 10m in length and which would retain more than half of the original garden area which would accord with policy requirements.

8.21 14 The Chase is a two storey house with a single storey elements to the side. The drawing has been annotated to show a 45 degree line (taken from the existing side window to 14 The Chase). Planning permission has been granted to extend this neighbouring property; the erection of a side/rear extension including new roof and external alterations (LBC 18/01136/HSE). On the ground floor at side there is a door serving a breakfast room and further non-habitable windows on the ground and first floor as well as a window at second floor level serving a bedroom. There are also roof lights on the rear roof slope serving the second floor. Given the siting of these single storey elements, the breakfast room is already enclosed to a certain extent and given the size, siting, design and separation between the proposed dwelling and this neighbouring property, the proposed development would not have an undue impact on the amenities of this neighbouring property. It is considered the siting of the proposed house would also not unduly affect the development potential of no. 14 in the event, they propose to extend.

- 8.22 The proposed house would be set approximately 2 metres from the side wall of the host property. Planning permission has been granted for an extension to the host property, including the demolition of the existing lean-to extension. The host property has a secondary kitchen window at ground floor level, a window serving the staircase, a window serving a toilet and a window serving the un-converted roof-space. The proposed dwelling would be of similar scale, design and composition as the donor property with rear garden depth of approximately 17m. The footprint of the proposed dwelling would not project beyond the rear elevation of the donor property (as extended) or beyond its frontage. The properties would maintain a separation distance and there is no significant change in ground levels between the properties. It is considered given these factors and the separation distance provided, the proposed new dwelling would not result in harm to the light, outlook or privacy currently enjoyed by the host property.
- 8.23 A separation distance from the rear elevation of the proposed dwelling and the rear boundary with 13 and 15 Grove Wood Hill (to the rear) would be in the region of 17 metres – with the rear elevations of these properties set further into the distance, and would therefore maintain existing privacy levels and would be no different from levels of overlooking already experienced. Whilst there are existing trees adjacent to the rear boundary currently which obscures views through to the site, it is considered the proposed dwelling would not have any adverse impact on the amenity of the occupiers of 13 and 15 Grove Wood Hill in terms of loss of light, outlook, privacy, overlooking, overbearing form or sense of enclosure due to the separation distances as to warrant a refusal. The same would apply to properties situated on the opposite side of The Chase.
- 8.24 With regards to noise and disturbance, officers are satisfied that the development would not have a significant impact in terms of noise and disturbance and would not introduce sufficient harm to substantiate a sustainable reason for refusal (in view of the current policy position).
- 8.25 In the light of the above, the proposed dwelling, by reason of its proposed scale, siting, orientation and design would not harm the amenities of the neighbouring properties and adjacent sites.

Access and Parking

- 8.26 Policy DM30 of the Croydon Local Plan (2018) seeks to ensure that there is an appropriate level of car parking. Policies SP8 of the Croydon Local Plan (2018) concerns traffic generation, sustainable travelling and parking standards.
- 8.27 The site is located within an area with a PTAL rating 1a which indicates poor level of accessibility to public transport links and it is therefore expected to provide 1.5 parking spaces per unit. The new dwelling would benefit from one off street parking space on the frontage and two for the host house. The Chase is not a classified road

and given the location of the site and the siting of the existing street tree to the front, a single off street car parking space for the proposed dwelling would not cause a severe impact on parking stress in the area and therefore not so detrimental to refuse planning permission on lack of parking.

- 8.28 It is proposed to marginally increase the width of the vehicular access for the host house. However, the existing vehicular access serving the proposed dwelling would remain unchanged. It is considered to condition this in order for the dropped kerb serving the proposed dwelling remaining unchanged in order to protect the street tree.
- 8.29 Highways have recommended for an informative to be placed on the decision in the event planning permission is granted.
- 8.30 A cycle store would be provided at rear. The cycle store has been shown to provide space for 3 bicycles. This is considered acceptable.

Trees and Landscaping

- 8.31 There are no trees on site protected by a Tree Preservation Order and the site is not within a conservation area. An Arboricultural Method Statement has been submitted which advises that the proposed dwelling would sit within 16% of the root protection area of a neighbouring Yew tree. The impact of the development is considered minimal and potentially tolerable, providing measures for excavation of foundation trenches is in accordance with BS 5837. The root protection of trees T2 (Cherry) and T3 (Lime) would be unaffected by the development. There is a street tree on the pavement outside and the development would need to respect root protection areas and mitigate accordingly.
- 8.32 There is a hedge situated along the side boundary between 14 and 16 The Chase and representations have been received – raising concerns about trees, hedging and wildlife. Amended drawings have been received which have in effect modified the proposed siting of the proposed house further away from the side boundary with 14 The Chase, to improve the relationship with the hedge and to secure its retention although ultimately, the retention of the hedge would be a matter between the parties as part of a party wall process. As regards wildlife, there was no evidence of protected species on site, although it is recommended for an informative to be placed on the decision for the applicant to contact Natural England/Standing Advice, in the event protected species are found.
- 8.33 Representation received regarding retaining the trees adjacent to the rear boundary. These trees are not protected by a Tree Preservation Order and therefore they can be removed without consent. A landscaping condition would be imposed for details of hard and soft landscaping including trees.

8.34 A revised Arboricultural Tree Report was submitted 6th December 2019 and plan of the proposed services (260-37 Rev P) received 5th December 2019. This now shows the proposed services would be outside the root protection area of the street tree, which is considered acceptable.

Environment, Flooding and Sustainability

8.35 SP6.4 of the Croydon Local Plan 2018 - To ensure that the principles of sustainable drainage are incorporated into the development and to reduce the impact of flooding.

8.36 The site is identified as very low risk for surface water flooding. Given the siting of the site, it is considered SUDs can be incorporated as part of soft/hard landscaping scheme which can be conditioned.

8.37 Conditions can be attached to ensure that the mains water consumption would meet a target of 110 litres or less per head per day and 19% emissions.

8.38 A condition can be attached for a Construction Logistic Plan to be submitted, it is also recommended for an informative on the decision for the applicants to carry out the works in line with the Council's code for construction sites.

Other

8.39 Representation received regarding essential services. The development will be liable for a charge under the Community Infrastructure Levy (CIL). This payment will contribute to delivering infrastructure to support the development of the area, such as local schools/local/essential services.

Conclusions

8.40 It is recommended that planning permission should be granted for the proposal, as it would be acceptable in all respects, subject to conditions.

8.41 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, subject to the provision of suitable conditions.

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