

STATUS	PLANNING
NOTES	

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CLIENT	MANTLE DEVELOPMENTS
PROJECT	LAND R/O 21 BEECH WAY CR2 8QR
TITLE	LOCATION PLAN

DRAWN BY	SPN	CHECKED BY	RT
SCALE	1:1250 @ A3	DATE	SEPT 2017

DWG N°: 6573-2P01 REV N°:  

CLIENT REF N°:  



**PART 6: Planning Applications for Decision**

**Item 6.3**

**1 SUMMARY OF APPLICATION DETAILS**

Ref: 17/04917/FUL  
 Location: Land to the Rear of 21 Beech Way  
 Ward: Selsdon and Ballards  
 Description: Erection of 3 four bedroom detached houses and 4 four bedroom semi-detached houses with associated access and parking  
 Drawing Nos: 6573-2P01, 6573- 2P02, 6573-2P03, 6573-2P04, 6573-2P05, 6573-2P06, 6573-2P07, 6573-2P08, 6573-2P09, 6573-2P09, 6573-2P10, 6573-2P11, 6573-2P12  
 Agent: Richard Blundell  
 Case Officer: Laura Field

	<b>1 bed</b>	<b>2 bed</b>	<b>3 bed</b>	<b>4 bed</b>	<b>5 bed</b>
<b>Houses</b>	0	0	0	7	0

*All units are proposed for private sale*

<b>Number of car parking spaces</b>	<b>Number of cycle parking spaces</b>
14	14

1.1 This application is being reported to Planning Committee because the number of objections above the threshold on Committee Consideration Criteria have been received and the Ward Councillor (Cllr Dudley Mead) made representations in accordance with the Committee Consideration Criteria and requested Planning Committee consideration.

**2 RECOMMENDATION**

- 2.1 That the Planning 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 planning conditions and informatives to secure the following matters:
  - 1. Development to be carried out in accordance with the approved drawings and reports except where specified by conditions
  - 2. Construction Logistics Plan
  - 3. Ecology report
  - 4. Windows restriction in Plot 16 (western elevation)
  - 5. Materials to be submitted
  - 6. Submission of details for lighting, fencing, finished floor levels and refuse and cycle storage
  - 7. Tree protection as submitted
  - 8. Removal of permitted development rights
  - 9. Hard and soft landscaping to be submitted
  - 10. Carbon reduction and water usage
  - 11. Retaining of existing planting as specified
  - 12. Details of sustainable urban drainage systems to be submitted

13. Time limit of 3 years

14. Any other planning condition(s) considered necessary by the Director of Planning and Strategic Transport

### **Informatives**

1) Development is CIL liable

2) Any other informative(s) considered necessary by the Director of Planning and Strategic Transport

2.3 That the Planning Committee confirms that adequate provision has been made, by the imposition of planning 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 Full planning permission is sought for 3 four bedroom detached houses and 4 four bedroom semi-detached houses to the rear of 21 Beech Way. The scheme is as follows:

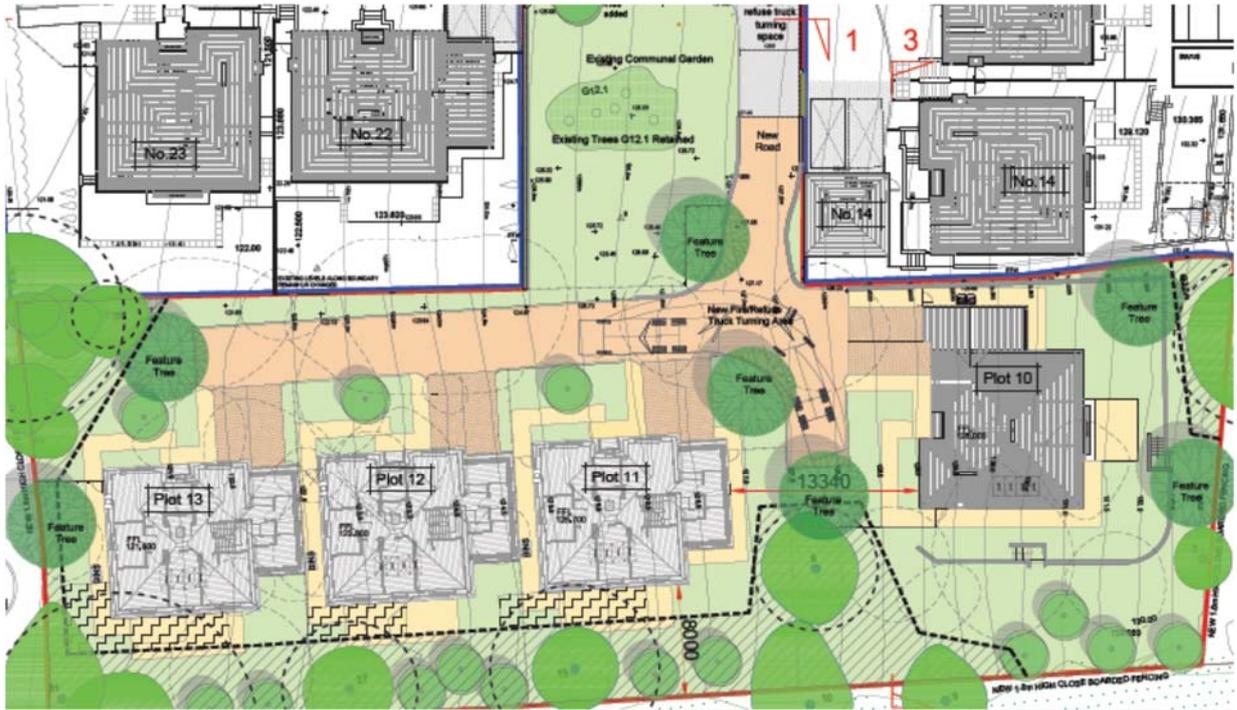
- 2 storey dwellings designed in a traditional style to match the design found in the recently built scheme
- Access would be from Boxford Close (an extension to the existing development)
- Two car parking spaces for each plot

3.2 The main differences from the 2016 planning permission (16/05852/FUL) are:

- Increase in the number of dwellings from 4 to 7
- The approved scheme included 4 five bedroom detached houses. The current scheme introduces a mix of semi-detached houses and detached houses
- There is a change from attached garages to car parking spaces in the current scheme

3.3 The layout for both schemes are set out below.

### Proposed Site Plan (Approved Scheme- 16/05852/FUL)



### Proposed Site Plan (Current Scheme- 17/04917/FUL)



### Site and Surroundings

3.4 The application site lies to the rear of 21 Beech Way, South Croydon. The proposal would be an extension of a development at Boxford Close which consists of detached residential dwellings. The site would be accessed via Boxford Close. Abercorn Close

to the west, and Kersey Drive to the north continue a pattern of backland residential development.

- 3.5 The land levels fall to the west and the site lies adjacent to Metropolitan Green Belt. Tree Preservation Order 22, 1972 is applicable to the site.

### **Planning History**

- 3.6 The following planning decisions are relevant to the application

13/03226/OUT: Demolition of the existing garden building; erection of 8 detached dwelling houses and extension of Boxford Close to form access road.

**Granted** and implemented.

14/01504/RES: Demolition of the existing garden building; erection of 8 detached dwelling houses and extension of Boxford Close to form access road (approval of reserved matters in respect of outline planning permission 13/03226/P).

**Granted** and implemented.

15/04023/P: Erection of a four bedroom detached house; construction of detached garage and alterations to access and Plot 7 attached to adjoining development.

**Refused** on the impact on protected trees.

16/01659/P: Erection of four bedroom detached house; construction of detached garage and associated alterations to access for Plot 7 attached to adjoining development.

**Granted** and implemented.

16/05852/FUL: Erection of 4 five bedroom detached houses with attached garages and associated access.

**Granted** and not implemented. The current scheme for consideration is for a more intensive use of the site.

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

- 4.1 The site is currently occupied by a garden of 21 Beech Way and is in a residential area. The principle of a residential development is acceptable.
- 4.2 The proposal would positively address Boxford Close and the layout shows that the proposed buildings would have a similar degree of separation as recent additional completed development and would have an appropriate relationship with the street.
- 4.3 There would be no significant impact on the neighbouring properties due to the separation distances and orientation of buildings
- 4.4 The proposal would be acceptable with regards to the accommodation for future occupiers. The proposed layout would allow for adequate amenity space around the buildings and is considered to be a good use of the site.

- 4.5 The proposal would be acceptable with regards to the relationship with protected trees. There are other trees on the site which have some amenity value but are not worthy of a Tree Preservation Order. 5 trees in the communal amenity to the front are to be retained. The use of planning conditions can ensure that those retained are protected and construction of the path happens in an appropriate fashion.
- 4.6 The proposal would have no significant adverse impact on parking demand and pedestrian and highway safety.
- 4.7 London Plan and local policies require the development to make carbon dioxide emissions savings. An energy strategy has been submitted which demonstrates policy requirement have been met. In terms of sustainable drainage, a planning condition is recommended to require further details to be provided.

## **5 CONSULTATION RESPONSE**

- 5.1 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 letters. 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: 34      Objecting: 34      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
- Loss of privacy, light and outlook
- Visual intrusion
- Noise, disturbance and pollution from new residents, homes and during construction
- Out of keeping with the area
- Traffic, additional parking pressure
- Road and turning area insufficient
- Loss of trees and wildlife and boarding a Site of Nature Conservation Interest
- Green Belt being compromised

- 6.3 The following issues were raised in the representations and are not material planning considerations:

- Insufficient consultation [Officer comment: Letters have been sent to neighbouring properties adjoining the site in accordance with statutory requirements]
- Impact on property values and service charges [Officer comment: This is not a material planning consideration]
- Dishonest building company when purchasing houses [This is not a material planning consideration]
- Impact on sewerage, drainage, services and resources [This covered by the Community Infrastructure Levy and other legislation]

- Destruction of prehistoric archaeological site [The site does not lie within an Archaeological Priority Zone]

6.4 Councillor Dudley Mead [objecting] has made the following representations:

- Over development of the site and would create a very cramped development.
- The removal of the garages would be an unsatisfactory situation to create and out of keeping with the local area.

## **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.

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:

- Promoting sustainable transport;
- Delivering a wide choice of high quality homes;
- Requiring good design.

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

- 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
- 5.16 Waste net self sufficiency
- 6.3 Assessing effects of development on transport capacity
- 6.9 Cycling
- 6.13 Parking
- 7.2 An inclusive environment
- 7.3 Designing out crime
- 7.4 Local character
- 7.6 Architecture

7.4 Croydon Local Plan: Strategic Policies 2013 (CLP1):

- SP1.1 Sustainable development

- SP1.2 Place making
- SP2.1 Homes
- SP2.2 Quantities and location
- SP2.5 Mix of homes by size
- SP2.6 Quality and standards
- SP4.1 and SP4.2 Urban design and local character
- SP4.12 Character, conservation and heritage
- SP6.1 Environment and climate change
- SP6.2 Energy and carbon dioxide reduction
- SP6.3 Sustainable design and construction
- SP6.4 Flooding, urban blue corridors and water management
- SP8.12 Motor vehicle transportation
- SP8.17 Parking

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

- UD2 Layout and siting of new development
- UD3 Scale and design of new buildings
- UD6 Safety and security
- UD7 Inclusive design
- UD8 Protecting residential amenity
- UD13 Parking design and layout
- UD14 Landscape design
- UD15 Refuse and recycling storage
- UC9 Buildings on the local list
- NC4 Woodlands, trees and hedgerows
- T2 Traffic generation from development
- T4 Cycling
- T8 parking
- H2 Supply of new housing
- H5 Backland development
- RO6 Protecting the setting of the Metropolitan Green Belt and Metropolitan Open Land

#### 7.6 There is relevant Supplementary Planning Guidance as follows:

- London Housing SPG March 2016

7.7 The Partial Review of Croydon Local Plan: Strategic Policies (CLP1.1) and the Croydon Local Plan: Detailed Policies and Proposals (CLP2) were approved by Full Council on 5 December 2016 and submitted to the Planning Inspectorate on behalf of the Secretary of State on 3 February 2017. The examination in public took place between 16th May and 31st May 2017. Main modifications have been received from the Planning Inspector and the Council consulted on these modification during the period 29 August – 10 October 2017.

7.8 According to paragraph 216 of the NPPF, relevant policies in emerging plans may be accorded weight following publication, but with the weight to be given to them is dependent on, among other matters, their stage of preparation. Now that the main modifications to CLP1.1 and CLP2 have been published for consultation, there are certain policies contained within these plans that are not subject to any modifications

and significant weight may be afforded to them on the basis that they will be unchanged when CLP1.1 and CLP2 are adopted. 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. Trees and landscaping
4. Housing quality for future occupiers
5. Residential amenity for neighbours
6. Access and parking
7. Sustainability and environment

### **Principle of Development**

8.2 The appropriate use of land is a material consideration to ensure that opportunities for development are recognised and housing supply optimised. Given that the site is located within a residential area, the principle of the development can be accepted providing that the proposal respects the character and appearance of the surrounding area and there are no other impact issues.

### **Townscape and Visual Impact**

8.3 Existing pattern of residential development (Boxford Close, Abercorn Close, Kersey Drive, Suffield Close) makes a significant contribution to the character of the area. The proposed development would extend development under the 2013 planning permission from Boxford Close

8.4 The layout would be acceptable and similar to the granted scheme albeit with the provision of more units including semi-detached properties and would be in keeping with the development pattern of Boxford Close. With regards to the access, in design and appearance terms the use of the turning head is considered appropriate as a natural extension of an existing road network. Whilst there are no semi-detached houses in the surrounding area, the footprint and design would be similar to the recent 2013 planning permission. The submitted elevations comprise traditional pitched roofs and gable features, using a mixed palette of materials. This is considered appropriate for the site and area.

8.5 The proposal would be acceptable with regards to the setting of the Metropolitan Green Belt given the gardens are to the rear of the properties. These act as a buffer.

8.6 Having considered all of the above, against the backdrop of housing need, officers are of the opinion that the proposed development would comply with the objectives of the above policies in terms of respecting local character.

### **Trees and landscaping**

- 8.7 The trees on this site are subject to Tree Preservation Order 28, 2015 which are the five trees in the existing communal garden and an area Tree Preservation Order 22, 1972 which covers trees in the rear garden of 21 Beech Way.
- 8.8 The five trees in the communal garden are being retained as part of the proposals. In the rear of 21 Beech Way of the 39 trees, 19 are proposed to be removed. 12 of the trees to be removed are of low or poor quality. The remaining 7 trees which are of moderate quality are proposed to be replaced by a robust landscaping scheme. This is subject to conditions. Given the provision of family housing, the layout and relationship to trees of the existing development, this is acceptable.
- 8.9 It has been noted there is wildlife in the area in the representations and a suggested condition covers an ecology report to be submitted prior to any commencement of development. The Site of Nature Conservation Interest lies to the rear of 27 Beech Way and therefore is not within the site or abutting the site. In any event the Wildlife and Countryside Act set out the legislation to protect certain species.

### **Housing Quality for Future Occupiers**

- 8.10 All of the units as shown would comply with internal dimensions required by the Nationally Described Space Standards.
- 8.11 With regard to the proposed layout of the dwellings the bedrooms would be located above the lounge and reception areas. This is the typical layout for house of this size and design and therefore is acceptable.
- 8.12 With regard to amenity space, the block plan demonstrates that there would be a sufficient amount of grassed lawn area to the side and rear of the dwellings. This is similar arrangement to that of the recent development. It is considered that the amenity space provided is acceptable.

### **Residential Amenity for Neighbours**

- 8.13 In a suburban residential location, a degree of mutual overlooking is to be expected and properties in the area do overlook each other. There would be approximately 19 metres from the proposed dwellings on Plots 13 to 16 proposed dwelling to the nearest houses to the north. The host property and to the south the property at 27 Beech Way would be of sufficient distance to ensure there would mean there is little impact from the proposal.
- 8.14 The property at 19 Abercorn Close would be situated on lower ground than the proposal (in particular Plot 16). However, there would be no habitable room windows at first or primary habitable windows at ground floor. Therefore a condition can be imposed to ensure obscuring glazing to protect privacy. Given the distance from the boundary, this would ensure landscaping could be planting to act as a screen. The siting of the bungalow at no. 19 Abercorn Close would mean there is no direct overlooking from habitable room to habitable room. Whilst the proposed side access would be at a higher level, the layout allows for boundary treatment to prevent overlooking and this is subject to a condition.
- 8.15 The layout and siting of the proposed buildings and the degree of separation between the neighbouring dwellings would be sufficient to ensure there would be no undue impact on the residential amenities of the adjoining occupiers. It is also noted that there

is a similar arrangement between the 2013 and 2016 consented schemes and neighbouring properties.

- 8.16 Given the fact that the access road is only serving seven additional properties, this is acceptable with regards to general noise and disturbance.
- 8.17 Issues regarding construction noise, dust and pollution can be mitigated through the use of a condition requiring a Construction Logistics Plan.

### **Access and Parking**

- 8.18 The application site is located within an area with a PTAL rating of 0 which indicates a poor level of accessibility to public transport links. The development would provide two car parking spaces on the forecourt areas of each plot. Cycle stands would be provided in a secure location to the rear gardens of each house holding 2 cycles. A turning head is proposed and required for refuse and emergency vehicles. This is acceptable.
- 8.19 The provision of landscaping helps to integrate the development into its surroundings without compromising its safety. Given the low level increase in vehicle movements and the as a result of the development it is not considered that this would harm the safety and efficiency of the highway network.

### **Environment and sustainability**

- 8.20 An energy assessment has been provided which demonstrates that the carbon reduction meets policy requirement. Conditions are recommended to ensure this is achieved.
- 8.21 The site lies within a surface water flood and critical damage flood risk area and is sloping. A Flood Risk Assessment has been submitted with the application and states that driveways and patios would have permeable paving and the storm water from the roofs and hardstanding would drain to soakways located on the site. Given the areas for landscaping there are opportunities for SuDS to be located in the communal areas. Officers are satisfied that these details can be dealt with by condition.

### **Conclusions**

- 8.22 The proposal would result in the redevelopment of the site which would provide 7 additional homes. The proposed buildings would be in keeping with the character of the area and would not have a significant impact on the amenities of adjoining occupiers. Landscaping, parking, energy systems and sustainable drainage are all acceptable and can be controlled by condition.
- 8.23 All other relevant policies and considerations, including equalities, have been taken into account.