

PART 5: Planning Applications for Decision

Item 5.2

1.0 SUMMARY OF APPLICATION DETAILS

Ref: 17/05593/FUL
 Location: 1 Buckleigh Way, Upper Norwood, SE19
 Ward: Upper Norwood
 Description: Erection of an attached three storey 4 bedroom dwellinghouse with associated parking, bin store, cycle stores and landscaping
 Drawing Nos: EX(00)001, AL(00)001B, AL(00)002B, AL(00)003A
 Applicant: Flat Iron Developments
 Agent: Mick Haley (UV Architects)
 Case Officer: Wayne Spencer

	1 bed	2 bed	3 bed	4 bed
Houses				1

Number of car parking spaces	Number of cycle parking spaces
1	2

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

2.0 RECOMMENDATION

- 2.1 That the Planning Sub-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. In accordance with the approved plans
- 2. Details of refuse/cycle stores and visibility splays to be approved
- 3. External facing materials to be approved
- 4. Hard and soft landscaping to be approved (to incorporate SuDS)
- 5. Water usage off 110L per head per day
- 6. 19% carbon dioxide reduction
- 7. Removal of permitted development rights
- 8. Commence within 3 years
- 9. 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) Any other informative(s) considered necessary by the Director of Planning and Strategic Transport.

3.0 PROPOSAL AND LOCATION DETAILS

Proposal

3.1 The applicant seeks full planning permission for the following:

- Erection of an attached three storey four bedroom house
- Associated parking accessed via Buckleigh Way
- Refuse and cycle store to host and new property
- Associated hard and soft landscaping

Site and Surroundings

3.2 The application site lies on the south western corner on the junction of Stambourne Way and Buckleigh Way. The site is currently occupied by a three storey end terrace and associated garden, the garden area to the side of the existing dwelling will accommodate the proposed three storey property.

3.3 The surrounding area is residential in character and predominantly consists of three storey terraced properties of the same period. The properties are of similar scale and design and they all have similar plot widths.

3.4 The application site lies outside an area at risk of surface water flooding.

Planning History

3.5 No planning history

4.0 SUMMARY OF KEY REASONS FOR RECOMMENDATION

- The principle of the development is acceptable given the residential character of this part of Upper Norwood.
- The design and appearance of the development is appropriate given the context of surrounding 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 Housing Space Standards.
- The highway impact upon Buckleigh Way and Stambourne Way is considered acceptable.
- Sustainability aspects can be controlled by condition.

5.0 CONSULTATION RESPONSE

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

6.0 LOCAL REPRESENTATION

6.1 The application has been publicised by way of consultation letters sent to the properties which are adjacent to the application site. The number of representations received from neighbours, local groups etc in response to notification and publicity of the application were as follows:

No of individual responses: 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:

- Detrimental impact upon trees – removed prior to the application submission
- Loss of light
- Out of keeping/Out of character with the area
- Obtrusive by design, particularly the front balconies and timber cladding
- Over development of the site
- Overlooking/loss of privacy
- Loss of green space affecting the built form and open land balance
- Impact upon road safety of Buckleigh Way and Stambourne Way – development would obscure the view from Stambourne Way and would increase light pollution from the dwelling having further impact on road safety. Parking of construction vehicles during the build would exacerbate the problem
- Basement Impact Assessment requested – subterranean element would result in poor living conditions for future occupiers
- Flood Risk Impact Assessment required – the development would remove natural green space which is used as a soakaway at the bottom of the hill
- Private amenity space not of sufficient size to serve the dwelling
- Large front windows of the single storey element will require further screening in the future to protect the privacy of the new dwelling
- Large Juliet windows and horizontal cladding out of keeping with the area
- Oversized bin stores
- Loss of natural habitat for birds
- Noise pollution resulting from the proposed development
- Poor internal design/layout and thin dividing walls would impact upon occupiers of both the host and proposed dwellings

6.3 The following comments have been received but are not material to the determination of this application and will require no further assessment:

- Loss of trees in a Conservation Area [Officer Comment: The site is not in a designated conservation area]
- Failure to comply with covenants
- Impact upon property prices
- Loss of a private view
- Potential for conversion into flats at a later date
- Potential subsidence from proposed excavation

7.0 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
- 5.12 Flood risk management
- 5.13 Sustainable drainage
- 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
- 7.21 Woodlands and trees

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
- SP2.6 Quality and standards
- SP4.1 and SP4.2 Urban design and local character
- SP4.11 regarding character
- 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
- SP8.6 and SP8.7 Sustainable travel choice
- 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
- NC4 Woodlands, trees and hedgerows
- T2 Traffic generation from development
- T4 Cycling
- T8 parking
- H2 Supply of new housing

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) have been approved by Full Council on 5 December 2016 and was submitted to the Planning Inspectorate on behalf of the Secretary of State on 3 February 2017. 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 now 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 and the Inspector would not ask for consultation on Main Modifications if he was going to find the whole Plan unsound. However, none of the policies that can be afforded significant weight would have a bearing on the proposal to the extent they would lead to a different recommendation. The other policies that are subject to further consultation through the Main Modifications do not outweigh the adopted policies listed here and therefore, do not lead to a different recommendation.

8.0 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

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 a residential development can be supported 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 The attached dwelling would adjoin the north east facing flank wall of no.1 Buckleigh Way and would follow the host property's three storey scale and massing. It would have a similar horizontal timber cladding to the front and rear elevations and the window alignment at each level would match those within the existing terrace. However, the design of the glazing would differ from that used on the remainder of the existing terrace. As the development is located at the end of the terrace, it is considered that the architectural detailing could slightly differ from the original terrace to give it a degree of modern styling and for it to appear as a new element rather than a pastiche of the original fenestration form of the terrace.

8.4 The north eastern flank wall of the three storey element of the new dwelling would be sited approximately 3.6 metres from the boundary of the site with Stambourne Way at its closest point. The proposed dwelling incorporates a single storey flat roofed element which has a curved wall and follows the form of the north eastern site boundary. The single storey element would maintain a 1.3 metre separation distance throughout which would allow for a stepped pedestrian access to the rear garden of the new dwelling. The vehicular access to the site would be accessed from Buckleigh Way and would involve the formation of an additional dropped kerb. There is the opportunity to use the remainder of the front garden as a grassed or landscaped garden area which would soften the urbanisation associated with the additional built form proposed and this will be secured via a planning condition requiring details on soft/hard landscaping.

8.5 With regards to plot width and depth, the irregular shape of the plot would mean that it would not mirror the rectangular, traditional private amenity space associated within the existing terrace and third party representations have raised concerns in this respect. However, the living roof associated with the proposed single storey element would give the opportunity for it to be utilised as a private amenity space along with the rearmost element of the plot which is proposed to accommodate the cycle store. It is

considered to be an acceptable use of space given the constraints associated with the shape of the site.

- 8.6 The siting of the new dwelling would not be detrimental to the wider character as it would respect the scale and massing of the built form in the locality. A new dwelling would be adequately accommodated in this location without appearing unduly cramped or overdeveloped within the plot. No part of the dwelling would project beyond the front or rear built form of the host dwelling preventing any undue dominance and the single storey element has been redesigned throughout the application process to be set back from the front elevation to appear more subservient to the three storey element of the dwelling.
- 8.7 The design of the new dwelling, in particular the fenestration and timber cladding detailing, would respect the dwellings within the existing terrace whilst introducing modern glazed detailing facing Buckleigh Way within the single storey element. The application has been amended throughout the process to remove any balconies, or Juliet balcony elements, from the proposal. It is conceded that the detailing differs from that associated with the existing terrace however, as it is located at the end of the terrace and seeks to appear as a modern addition rather than a replication of the existing, the design would not be considered significantly harmful to the character and appearance of the surrounding area to warrant the refusal of permission on these grounds. The layout, massing and scale would respect the built form of the immediate locality and it is not considered that the proposal would warrant the refusal of permission owing to the low overall impact upon the existing townscape. Although some green space would be lost as a result of the development, it is not considered that this would be significantly harmful to the character and appearance of the area.

Housing quality for future occupiers

- 8.8 The new dwelling would comply with internal dimensions required by the Nationally Described Space Standards and provide an acceptable standard of residential accommodation. All habitable rooms have a good outlook with the lower ground floor living/dining and kitchen area served by the single storey glazing to the front of the property and a 1.2 metre deep light well at the rear of the property. As such, there would be no detrimental impact upon the living conditions of future occupiers in this regard. With regards to the third party representations, the thickness of the dividing wall between the host and proposed dwellings would be controlled by the building regulations. Nevertheless, the internal room layout would not cause any significant harm to their living environment to warrant the refusal of permission. The glazed element on the front elevation of the proposed dwelling which faces the road has also been raised and it is considered by a third party to require some form of privacy screening. No privacy screening is shown on the drawings and it is not considered to be a specific requirement in order for the proposed dwelling to be acceptable. There is specialist glazing available which allows an outlook from the property whilst preserving the privacy of the future occupiers within the dwelling. Such glazing could be incorporated into the scheme and the details of this could be secured by condition if necessary.
- 8.9 The new dwelling and host dwelling would have access to private amenity spaces and one parking space is proposed to serve each of the dwellings. As a result, the quality of the proposed development for all future occupiers is considered acceptable.

Residential amenity for neighbours

- 8.10 The new dwelling would be sited 5 metres from no.2 Buckleigh Way however no part of the development would be easily visible from this property. The proposed dwelling would adjoin no.1 Buckleigh Way however there would remain adequate rear garden amenity space to serve the host dwelling and the existing parking arrangements would remain the same. It would involve moving the main entrance of no.1 Buckleigh Way from the north east facing flank wall to the south east facing (front) wall however this would have no significant amenity impact. The windows of the new dwelling would result in potential overlooking to the private amenity space of no.1 Buckleigh Way, particularly from the upper floor windows, however the increased level of overlooking would remain within a level expected in an urban area and would not be significant enough to sufficiently warrant the refusal of permission on these grounds.
- 8.11 The proposed dwelling is in excess of 20 metres from the other surrounding properties in Stamborne Way and on the opposite side of Buckleigh Way. Given the siting of these properties in relation to the new dwelling combined with the separation distances, it is not considered that the development would appear visually intrusive nor would it result in significant overlooking or loss of privacy to the detriment of these properties. The development is therefore not considered to significantly harm the residential amenities of neighbours.
- 8.12 No other properties are not considered to be affected by the development and the proposal is considered acceptable in this regard.

Transport

- 8.13 The application site lies within an area with a PTAL rating of 1B and has poor access to the public transport. The Council's Transportation Team have considered the proposal and have confirmed that a provision of one space each for the host and the proposed dwelling would be acceptable in this instance. The proposal also includes cycle stores which are suitably located in the rear gardens of both the host and proposed dwelling and the Council's Transportation Team, again, consider this acceptable and would comply with the London Plan standards.
- 8.14 While representations have raised concerns over highway safety, it is not considered that the scale and massing of the proposal would result in a significant further detrimental impact upon highway safety to sufficiently warrant the refusal of permission on those grounds. It is noted that the proposed built form is located on a bend with land sloping from north to south however the curved nature of the road, the natural land slope and the presence of partially subterranean single storey built form closest to the road would not have a significant impact upon the visibility of approaching vehicles from either the north or the south. The Council's Transportation Team have raised no objections or concerns from this perspective and the proposal is therefore considered acceptable from a highway safety perspective.
- 8.15 Third party representations also raise concern over the parking of construction vehicles. These are able to park on Buckleigh Way if necessary and, nevertheless, any vehicles would be parked temporarily during the construction process. Again, no concerns were raised from a highway safety perspective by the Council's Transportation Team.

Refuse storage

- 8.16 The refuse stores are located in the front of the main building and are set back from the road. Their siting would be acceptable from a character point of view and would also comply with the London Plan standards.

Sustainability

- 8.17 Conditions would be secured in relation to a 19% carbon dioxide emission and a water use target of 110L per head per day.
- 8.18 The site does not lie within an area which is susceptible to surface water flood risk as identified by the Croydon flood maps. Third party representations raise concern that the loss of the green space adjacent to no.1 Buckleigh Way would result in the loss of a potential soakaway however, as the site is not within an area susceptible to surface water flooding, no flood risk mitigation measures would be required to facilitate this development. Nevertheless, soft landscaping that takes into account the need to absorb rainwater or the incorporation of rainwater harvesting measures could be secured through condition if necessary.

Other Planning Issues

- 8.19 Representations have raised concerns in respect of a tree which was removed prior to the application submission. This tree was not protected by a Tree Preservation Order and the site is not within a Conservation Area. As such, there is no further action that can be taken in this respect. In addition to this, the loss of natural habitat for birds has been raised however, as no evidence of protected species exist on the site, the retention of the land for ecological purposes cannot be justified.

Conclusions

- 8.20 The proposal would result in the redevelopment of the site which would provide 1 additional 4-bed family home in the borough. The development would not be out of 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 in principle and can be secured via condition.
- 8.21 All other relevant policies and considerations, including equalities, have been taken into account.