

PART 6: Planning Applications for Decision

Item 6.1

1 SUMMARY OF APPLICATION DETAILS

Ref: [17/01929/FUL](#)
 Location: Walcot Court, 1B Ashburton Road
 Ward: Addiscombe
 Description: Alterations to lower ground floor parking layout, provision of lightwell and erection of single storey extension to form 2 bedroom flat ; provision of 4 surface level car parking spaces to rear and alterations to vehicle access (Amended Description)
 Drawing Nos: 2016085/TCP001 ; 01 Rev A ; 02 Rev A ; 03 Rev A ; 04 Rev A ; 05 Rev A ; 07 Rev A ; 08 Rev A ; 09 Rev A ; 22 Rev B ; 23 Rev B ; 24 Rev B ; 25 Rev A ; 26 Rev A.
 Applicant: Mr Michael Grundy
 Agent: Get Planning and Architecture Ltd
 Case Officer: Dean Gibson

No. of Flats	Type
1	2 Bedroom (4 Person)

Number of existing car parking spaces	Number of proposed car parking spaces
8 (all located at lower ground level)	9 (five at lower ground level / four at ground level)

1.1 This application is being reported to Planning Committee because in accordance with the Committee Consideration Criteria the number of representations (objections) exceeds the threshold criteria for delegated authority.

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 conditions [and informatives] to secure the following matters:

Conditions

- 1) Development in accordance with the submitted plans
- 2) Submission of details of external facing materials, including samples
- 3) Details of items to be implemented as specified in the application prior to occupation a) refuse store, b) car parking spaces c) cycle storage and retained as such thereafter
- 4) Submission of landscaping and boundary scheme, including new tree planting.

- 5) Submission of details of a security lighting scheme.
- 6) Submission of tree protection scheme
- 7) Development to not exceed 110 cubic metres of water usage per person / per day.
- 8) Commence within 3 years of date of planning permission.
- 9) Any other planning condition(s) considered necessary by the Director of Planning
- 10) Any other planning condition(s) considered necessary by the Director of Planning and Strategic Transport, and

Informatives

- 1) Site notice removal
 - 2) Developer to have regard to Council's Code of Practice 'Control of Pollution and Noise from Demolition and Construction Sites'
 - 3) Any other informative(s) considered necessary by the Director of Planning and Strategic Transport
- 2.3 That the Planning Committee confirms that it has paid special attention to the desirability of preserving or enhancing the character and appearance of the nearby Central Croydon Conservation Area as required by Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

3 PROPOSAL AND LOCATION DETAILS

Proposal

- 3.1 The proposal is for the provision of a two bedroom flat in the basement area of existing building and formation of associated front lightwell and rear amenity area. The development would involve the re-location of some of the existing basement parking spaces to ground (surface) level to rear of building (with access from Ashburton Road).
- 3.2 The proposed rear extension would essentially fill in a void area in front of the doors of the existing lower ground floor garages numbered 06, 07, and 08. It would formed of bricks to match the existing building. Timber window and door frames are proposed. The specific external facing materials of the balustrade to lightwell would be subject to approval by a planning condition.
- 3.3 Four new surface level parking spaces are proposed to the rear of the site with access from Ashburton Road. The parking would include three displaced parking spaces from the existing basement. The specific external facing materials of the new surface level hardstanding would be subject to approval by a planning condition. One minor tree, adjacent to the northern boundary of the site, would be removed to facilitate the surface level parking.

Site and Surroundings

- 3.4 Walcot Court is a detached three storey purpose built block of 10 flats with a flat roof and which fronts east onto Ashburton Road and south onto Addiscombe Road. The building is a post-war design and is formed of yellow stock brick. A

flight of stone steps leads up to the main entrance which faces onto Ashburton Road. The building is arranged as three upper floors, with three flats per floor. A further flat is sited at lower ground level. Also at lower ground level is a parking area with 8 garages and refuse storage which is accessed from Ashburton Road via a ramped vehicular access. There is an undercroft turning area behind (to the north) of garages numbered 06, 07, and 08 on the plans. There is soft landscaping which includes several trees, around the building. The site is also bounded by brick boundary walls. The surface level on the southern side of the site facing towards Addiscombe Road is higher than the surface level on the northern side of the site.

- 3.5 The site is bounded to the north by a two storey cottage style dwelling and to the west by a four storey block of purpose built flats at 245 Addiscombe Road. It is opposite an embankment wall to tram lines. The site is within the East India Estate Conservation Area.
- 3.6 The site is within an Area of High Density. The site has a Transport for London Public Transport Accessibility rating of 5, so it is considered to have good access to public transport services, and it is within a short walking distance of tram stops at Sandilands and Addiscombe. The site is within a Controlled Parking Zone and Addiscombe Road is part of the Transport for London Road Network and is Red Route.
- 3.7 Ashburton Road and the surrounding roads are residential in character.

Planning History

- 3.8 The following pre-applications / planning decisions are relevant to the application:

Pre-applications :-

14/03564/Pre and 16/04482/Pre – Additional residential development.

Planning applications :-

12/00209/P – Construction of pitched roof with rooflights over the building with accommodation in roof space comprising 3 one-bedroom flats and external refurbishment including the installation of new windows.

Refused planning permission. Subsequent appeal dismissed.

10/0686/P - Construction of an additional storey to provide an additional 2 two bedroom and 1 one bedroom; erection of external spiral staircase.

Refused planning permission. Subsequent appeal dismissed.

4 SUMMARY OF KEY REASONS FOR RECOMMENDATION

- 4.1 The formation of an additional residential unit is acceptable in principle as there are no specific policy designations that would prohibit an additional residential use. Policy supports diversity of housing choice.
- 4.2 The proposed development would not have any adverse effect upon the amenity of adjacent residential occupiers in Ashburton Road or Addiscombe Road. The

detached character of the building, its separation distances to adjacent buildings, and the siting and massing of the proposed extension, would ensure that no that no adverse loss of privacy, outlook, loss of light or visual intrusion would occur to adjacent residential occupiers.

- 4.3 The design of the extension, proposed alterations, and proposed surface level parking would be respectful to the character of the conservation area. The development would not have any adverse effect on the visual integrity of the East India Estate Road Conservation Area.
- 4.4 One additional off-street parking space would be formed for the proposed additional flat. This would be acceptable in this location, with its easy access to public transport facilities, and shops and services. The provision of cycle storage on the site would promote sustainable travel choice.

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 one or more site notices displayed in the vicinity of the application site. The application has also been publicised in the local press.
- 6.2 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: 29 Objecting: 27 Supporting: 1

Commenting : 1

No of petitions: 0

Representations have been made from the following local groups/societies:

- Mid-Croydon Conservation Area Advisory Panel (commenting)

- 6.3 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
<i>Design and Townscape</i>	
Loss of tree / soft landscaping Detrimental to character of Conservation Area.	Only one tree, a Cherry Plum tree would be removed. The tree survey submitted with the application shows it is in a poor condition. The tree in question is also behind the existing fence line of the site so

<p>Out of character with surroundings.</p>	<p>it is not highly visible from the street. A landscaping condition is proposed which would require a new tree to be planted within the site.</p> <p>The proposed rear extension and the proposed front lightwell would not be highly visible from the public realm.</p> <p>Officers consider that the development would not be detrimental to the character of the existing house or conservation area.</p>
<p>Overdevelopment</p>	<p>The site is within an area of High Density and the additional of one additional unit in an accessible location would not result in overdevelopment.</p>
<p>Amenities of Future Occupiers</p>	
<p>Poor accommodation.</p> <p>Poor access to flat.</p>	<p>The proposed flat layout would meet housing standards and would have good outlook and natural light to its main habitable rooms.</p> <p>Access to the flat would be via an existing gated footpath on the site.</p>
<p><i>Parking / Highway Issues</i></p>	
<p>Not all of existing garages on site are let to Walcot Court residents.</p>	<p>Parking provision is made for the proposed flats. The site is within a controlled parking zone. It is also has good links to public transport.</p>
<p><i>Drainage</i></p>	
<p>Will adversely affect local drainage.</p>	<p>The applicant advises the drainage will connect to the existing mains sewer.</p>
<p>Inaccurate Drawing</p>	
<p><i>Boundary wall incorrectly positioned in relation to 245 Addiscombe Road</i></p>	<p>An amended plan was invited and was duly received to resolve this issue.</p>

<i>Publication / Notification of Application</i>	
<i>No publication / notification of application to residents of Walcot Court.</i>	The application was publicised in accordance with statutory requirements.
<i>Misleading site notices.</i>	Initial site notices were erected 14/09/17 – at the end of the application proposal description it refers to '(amended description)'. This is quite a common addition done by case officers to denote the description of development differs to that initially described on receipt of the application.
<i>Refuse Storage</i>	
<i>No provision for refuse storage.</i>	There is an existing refuse storage area on the site which the proposed flat would use.
<i>Non-Material Planning Issues</i>	
<i>Affect on foundations</i> <i>Affect on gas and electricity</i> <i>Fire safety</i>	These are matters for building control or utility companies.

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 2016 (as consolidated with alterations since 2011), 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 The Partial Review of Croydon Local Plan: Strategic Policies (CLP1.1) and the Croydon Local Plan: Detailed Policies and Proposals (CLP2) was approved by Full Council on 5th December 2016 and was submitted to the Planning Inspectorate on behalf of the Secretary of State on 3rd February 2017. The examination in public took place between 16th May and 31st May 2017. Main modifications were received from the Planning Inspector and the Council consulted on these modifications during the autumn of 2017. The Planning Inspector concluded his examination in January 2018 and has found the Partial Review (CLP1.1) and the Detailed Policies and Proposals (CLP2) sound subject to a number of main modifications being made to them. The Council aims to adopt the Local Plan in early 2018.
- 7.3 Government Guidance is contained in the National Planning Policy Framework (NPPF), issued in March 2012. 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 Planning Inspector has

concluded his examination of CLP1.1 and CLP2, there are certain policies contained within these plans that are not subject to any modifications and significant weight may be afforded. However, at this stage in the process no policies are considered to outweigh the adopted policies listed below to the extent that they would lead to a different recommendation.

7.4 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:

- Section 4: Promoting sustainable transport
- Section 6: Delivering a wide choice of quality homes
- Section 7: Requiring good design
- Section 8: Promoting healthy communities
- Section 10: Meeting the challenge of climate change, flooding and coastal change

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

7.6 Consolidated London Plan 2016 – Consolidated with Alterations Since 2011 (LP):

- 3.3 Increasing housing supply
- 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
- 5.13 Sustainable drainage
- 6.9 Cycling
- 6.13 Parking
- 7.8 Conservation / Heritage Assets

7.7 Croydon Local Plan: Strategic Policies 2013/Partial Review Proposed Submission 2016 (CLP1 and CLP1.1):

- SP2 Homes
- SP2.3 Choice of homes
- SP2.5 (SP2.7 in CLP1.1) Mix of homes
- SP2.6 (SP2.8 in CLP1.1) Quality and standards
- SP4 Urban design and local character
- SP4.1 High quality development
- SP4.12 – SP4.14 Conservation / heritage Assets
- SP6 Environment and climate change

- SP6.3 Sustainable design and construction
- SP7.4 Enhance biodiversity
- SP8.3 Making full use of public transport
- SP8.7 Cycling
- SP8.17 Parking

7.8 Croydon Local Plan : Detailed Policies and Proposals CLP2 – Proposed Submission 2016

- DM1 Sustainable housing choice
- DM11 Design and character
- DM14 Refuse and recycling
- DM17 Promoting healthy communities
- DM19 Heritage assets and conservation
- DM24 Sustainable design and construction
- DM25 land contamination
- DM26 Sustainable drainage systems / reducing flood risk
- DM28 Protecting and enhancing biodiversity
- DM29 Trees
- DM30 Promoting sustainable travel and reducing congestion
- DM31 Car and cycle parking in new development
- DM37 Addiscombe

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

- UD1 High quality and sustainable design
- UD2 Layout and siting of new development
- UD3 Scale and design of new buildings
- UD8 Protecting residential amenity
- UD13 Parking design and layout
- UD14 Landscaping
- UD15 Refuse and recycling storage
- UC3 Conservation Areas
- UC11 Archaeology
- EP1 – EP3 Pollution
- EP5 - EP7 Water – flooding, drainage and conservation
- NC4 Trees
- T2 Traffic generation from development
- T4 Cycling
- T8 Parking
- H2 Supply of new housing

7.10 The relevant adopted Conservation Area Appraisal and Management Plan is as follows:

- East India Estate Conservation Area Assessment and Management Plan

8 MATERIAL PLANNING CONSIDERATIONS

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

1. Principle of development and housing mix
2. Townscape and visual impact and consideration of density
3. Housing Quality for future occupiers
4. Residential amenity for neighbours
5. Transport
6. Sustainability
7. Environment

Principle of Development and Housing Mix

8.2 The appropriate use of land is a material consideration to ensure that opportunities for development are recognised and housing supply optimised, including providing a variety of housing types and unit mix.

8.3 Given the site is already in residential use then the principle of the development of the site is therefore considered acceptable.

Townscape and visual impact and consideration of density,

8.4 The building is located in a grid of residential streets within the East India Estate Conservation Area.

8.5 The proposed rear infill extension would complement the existing building and its grounds. It would be constructed in brick to match the existing building and it would have timber framed windows and doors so would reflect the historic material palette of the East India Estate Conservation Area. This matter can be secured by condition. The infill extension would not be highly visible from the street and so would not adversely affect the visual amenity of the East India Estate Conservation Area.

8.6 The provision of the lightwell to the southern facing elevation of the building would be acceptable. It would not be highly visible from the street given its function.

8.7 The formation of a hard-standing surface to the northern side of the building would result in the loss of one tree (adjacent to the northern boundary of the site), a small area of grass, and the rear dividing fence. The tree that would be removed is behind the dividing fence and it is a poor specimen. It is not highly visible from the street. In mitigation a replacement tree within the site could be secured as part of a landscaping condition. A small area of grass would be removed to facilitate the surface parking area and its access. However, this would not be detrimental to the visual appearance of the site and it noted there are several other examples in the locality of flatted development with rear car parking areas, so it would not be out of character with the area. Part of the existing boundary wall, in front of the surface parking, which faces onto

Ashburton Road would be increased in height to 1.10m, which would further screen the proposed surface parking area from the street.

- 8.8 Overall the development would have no adverse effect on the character of the site or the East India Estate Conservation Area.

Housing Quality for future occupiers

- 8.9 The floor area of the proposed flat would be 81 square metres. This would comfortably exceed the minimum 70 square metres required by housing standards for a 2 bedroom/4 person flat. The proposed lightwell to the flat would face south, so it would receive direct sunlight, and it would have a length of 2 metres. This would provide an acceptable amount of light and outlook to the bedrooms that it would serve. The main living area of the flat would face north and would not need a lightwell due to the different ground level between the south and north of the site. It would also have an acceptable amount of light and outlook to the main living area. A private amenity space of 20 square metres would be provided for the new flat.
- 8.10 The layout and amenity of the proposed flat would therefore be of an acceptable standard.

Residential Amenity for Neighbours

- 8.11 The proposed location of the flat is such that it would not result in any adverse effect on the amenity of adjacent residential occupiers. Substantive areas of communal amenity space would remain for the occupiers of the existing flats.
- 8.12 Noise and disturbance from construction works on the site would be inevitable but would also be relatively minor. They would also be subject to separate environmental legislation. The Council and the GLA also produce good practice guidance on this matter of which the developer be informed.

Transport

- 8.13 The site is in an area with a PTAL of 5, which is a high rating for accessibility to public transport. Ashburton Road and the surrounding roads are within a Controlled Parking Zone. There would not be a net loss of off-street parking provision on the site. The provision of one off-street parking space for the proposed additional flat would be acceptable. The proposal would not affect the function of the remaining lower ground floor garages, numbered 01 to 05, on the site.
- 8.14 Cycle storage is proposed adjacent to the existing lower ground floor garages. This would be acceptable and its provision can be secured by condition.

Sustainability

- 8.15 The proposal would not be subject to any specific carbon reduction sustainable development measures. It would be expected to meet target consumption rates to minimise water usage. This matter can be secured by condition.

Environmental Issues

Water Resources and Flood Risk

8.16 The connection to existing drainage systems would be maintained.

9 OTHER PLANNING ISSUES

Trees / Landscaping / Wildlife

9.1 Only one tree, a Cherry Plum tree, would be removed. The tree survey submitted with the application shows it is in a poor condition. The tree in question is also behind the existing fence line of the site so it is not highly visible from the street. A landscaping condition is proposed which would require a new tree to be planted within the site. The other trees on site could be protected during construction works and the matter could be secured by condition.

Refuse storage

9.2 The existing refuse store at lower ground floor level would be utilised.

Security

9.3 In terms of security, the development would increase natural surveillance of the adjacent properties. Details of security lighting could be secured by condition.

CONCLUSION

9.4 The recommendation is to Grant Planning Permission. All other relevant policies and considerations, including equalities, have been taken into account.