

PART 6: Planning Applications for Decision

Item 6.2

1.0 SUMMARY OF APPLICATION DETAILS

Ref:	17/03543/FUL
Location:	Croham Hurst Place, 17 Wisborough Road, South Croydon CR2 0DR
Ward:	Croham
Description:	Demolition of existing garage block and extension of existing bungalow to provide a single storey, eight bedroom bungalow for use as part of the existing residential care home.
Drawing Nos:	740-205; 740-221; 740 -211; 740-200; 740-215; 740-201 and 740-220
Applicant:	Mr James Philips at Bramley Health
Agent:	Mr Danny Hartlebury (Aspire Architectural Services Ltd)
Case Officer:	Robert Naylor

- 1.1 This application is being reported to committee because the ward councillor (Cllr Maria Gatland) has made representation in accordance with the Committee Consideration Criteria and requested committee consideration.

2.0 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 to be carried out in accordance with the approved drawings and reports except where specified by conditions
2. Materials to match existing
3. Car parking provided as specified
4. No additional windows in the flank elevations
5. Hard and soft landscaping to be submitted
6. Provision of a water butt
7. Time limit of 3 years
8. Any other planning condition(s) considered necessary by the Director of Planning and Strategic Transport

Informatives

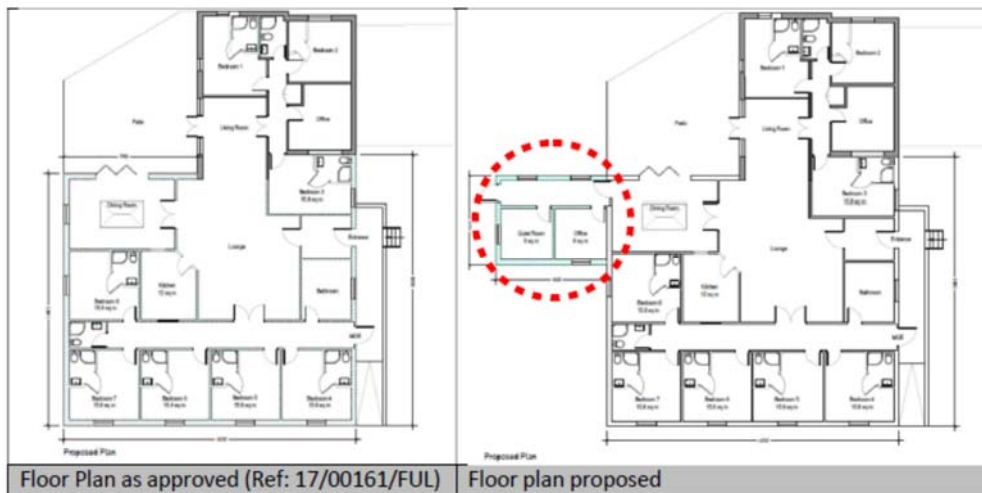
- 1) Code of practise for Construction Sites
- 2) Wildlife protection
- 3) Any other informative(s) considered necessary by the Director of Planning and Strategic Transport

3.0 PROPOSAL AND LOCATION DETAILS

3.1 The proposal includes the following:

- Demolition of existing garage block
- Extension of existing bungalow to provide a single storey bungalow
- Provision of eight bedrooms for use as part of the existing residential care home
- Erection of a single storey addition (approximately 6m x 5m)
- Provision of an office and quiet room.
- Provision of an additional 4 off-street spaces

3.2 Planning permission has already been granted (Ref: 17/00161/FUL) for the demolition of existing garage block and extension of existing bungalow to provide a single storey, eight bedroom bungalow for use as part of the existing residential care home. As such the difference between the approved and current scheme for the erection of a single storey addition (approximately 6m x 5m) to provide an office and quiet room. The differences are highlighted below:



Site and Surroundings

- 3.3 The application site at Croham Place is a care home supporting vulnerable adults in 2008. It provides personal care and nursing for 24 adults who have a range of complex needs.
- 3.4 The service is divided into three separate units. The largest is the main house which is a home for 14 physically disabled adults with complex care needs requiring nursing intervention. The Beeches is a house for eight men with acquired brain injuries (ABI) and behaviours that may challenge others. The Nightingales, which opened in 2013, is a specialist service supporting two gentlemen who have severe learning disabilities and autism.
- 3.5 The building has been extended from the original and is accessed by a driveway located in between No. 11 and No. 19 Wisborough Road.
- 3.6 The area is predominately residential in character comprising predominately detached houses of varying styles. The site falls within an Archaeological Priority Zone and there is a Tree Preservation Order on the site (TPO 4, 2004).

Planning History

3.7 The most recent and relevant planning history associated with the site is as follows:

- A non-material amendment application (Ref: 17/02957/NMA) was not approved in June 2017 for amendment to planning permission (Ref: 17/00161/FUL) which involved the erection of a single storey extension approximately 6.4m deep and 5.1m wide to create an additional quiet room and office at the south of the site. The amendments were considered to be materially different from the permitted proposal and therefore further planning permission was required. Hence this application.
- Planning permission (Ref: 17/00161/FUL) has been granted in March 2017 for the demolition of existing garage block and extension of existing bungalow to provide a single storey, eight bedroom bungalow for use as part of the existing residential care home.
- Planning permission (Ref: 16/04144/FUL) has been granted in October 2016 for the erection of single storey extension
- Planning permission (Ref: 16/01692/P) was granted in June 2016 for the erection of a single storey rear extension
- Planning permission has been granted in January 2016 (Ref: 15/05287/P) for the demolition of existing garage block; erection of single storey, four unit bungalow providing an extension to the existing residential care home – Planning Permission Granted on 28th January 2016
- Planning permission (Ref: 06/03449/P) was granted in October 2006 for the erection of single storey extension and formation of 10 bedroom unit for physically disabled residents with learning difficulties; provision of associated parking - Planning Permission Granted on 13th October 2006.
- A Certificate of Lawful use (Ref: 05/05009/LE) was issued in the December 2005 for the use of premises for purposes within Class C2 (residential institutions) Certificate Granted on 20th December 2005.
- An EIA screening report (Ref: 03/03289/P) was submitted for the residential development for 9 detached dwellings and determined that an EIA not required in September 2003.
- In August 2000 planning permission (Ref: 00/01486/P) was granted for the erection of conservatory - Planning Permission Granted on 16th August 2000.

4.0 SUMMARY OF KEY REASONS FOR RECOMMENDATION

- The design and appearance of the development is appropriate
- The living conditions of adjoining occupiers would be protected from undue harm subject to conditions.

- The level of parking and impact upon highway safety and efficiency is considered acceptable and can be controlled through conditions.

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 16 letters of notification to neighbouring properties in the vicinity of the application site and was advertised in the Croydon Guardian as the scheme is considered as a major application. The number of representations received from neighbours, MPs, local groups etc in response to notification and publicity of the application are as follows:

No of individual responses: 15 Objecting: 11 Supporting: 2 Comment: 2

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:

Objections:

- More off street parking for these extra staff and visitors
- Increase on the noise levels and disturbance for neighbours
- Residents traits/behaviours also impact amenity
- Use not acceptable in a residential area
- Not managed in a suitable manner
- Traffic safety

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 New Croydon Local Plan (February 2018), 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;
- Promoting social, recreational and cultural facilities and services the community needs
- Requiring good design.

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

7.4 Consolidated London Plan 2015

- 3.17 Health and Social Care Facilities
- 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

7.5 Croydon Local Plan (February 2018):

- SP4 on urban design and local character
- SP6 on environment and climate change
- SP8 on transport and communications
- DM2 on residential care and nursing homes
- DM10 on design and character
- DM13 on refuse and recycling
- DM16 on promoting healthy communities
- DM19 on promoting and protecting healthy communities
- DM23 on development and construction
- DM24 on land contamination
- DM25 on sustainable drainage systems and reducing flood risk
- DM27 on biodiversity
- DM28 on trees
- DM29 on promoting sustainable travel and reducing congestion
- DM30 on car and cycle parking in new development

8.0 MATERIAL PLANNING CONSIDERATIONS

8.1 The principal issues of this particular application relate to:

- a. The impact of the design on the visual amenity of the street scene and the character and appearance of the surrounding area.
- b. The impact on the amenities of the occupiers of the adjoining and neighbouring properties
- c. Highway and Parking implications
- d. Impact on Trees

a. Impact on character and appearance of the surrounding area.

- 8.2 There have been two previous planning permissions (Ref: 16/01692/P and 16/04144/FUL) granted at the site for the erection of single storey extensions. A third scheme has recently been granted (Ref: 17/00161/FUL) for extensions to provide a single storey, eight bedroom bungalow for use as part of the existing residential care home. These were all found acceptable in terms of character and appearance of the surrounding area.
- 8.3 This application is for a minor extension to the approved scheme (Ref: 17/00161/FUL) to provide an office and quiet room attached to the facilities. The scheme is fairly small scale in streetscape terms and would provide a neutral visual impact over the existing situation thus would be in keeping the character and appearance of the surrounding area.
- 8.4 The proposal has been designed to be in keeping with the existing building and given that the scheme is single storey it is relatively modest in the surrounding streetscene. It is considered the proposal would not have an undue impact on the appearance of the building or have a detrimental effect on the visual amenity of the street scene or the character of the area in this instance.
- 8.5 Subject to conditions securing the materials to match the existing property the proposed alterations would be acceptable in terms of its impact on the appearance of the host building, the visual amenity of the street scene and the character of the area and will not unduly detract from this or the adjacent buildings and appearance of the area and thus would be consistent with the relevant policies.

b. Impact on residential amenities

- 8.6 The properties that are potentially most affected are the host property and the adjoining properties in Wisborough Road and Ewhurst Avenue. In terms of visual impact, the site is bounded by a close boarded fence which also has a fairly well established vegetation treatment. The applicant has also indicated that further planning is proposed to the rear of the site to provide additional screening. This can be secured by way of a condition.
- 8.7 It is acknowledged that in granting the previous permissions the LPA have considered that there is sufficient distance between the development site and the surrounding properties for no harm to residential amenity to arise. This proposed development would not have a detrimental effect on the living conditions of adjoining occupiers with special reference to visual impact, loss of privacy or overlooking.
- 8.8 Representations have raised concerns regarding the potential for increased noise and disturbance experienced from the site. It is recognised that the scheme will have an increased pattern of activity when compared to the existing use at the site. It is therefore prudent to consider the fallback position in this regard as previously as there were no suitable planning conditions attached to the use of the premises, given its previous lawful status.
- 8.9 The Council's Environmental Health Team have indicated that there have been no noise complaints from this site, no complaints in respect to disruptive evening use or activities and thus the applicant run the business in a responsible manner.

8.10 The only aspect in effect for consideration is the small office and quiet room. This would not cause any noise above the previous permission which was found acceptable.

c. Highway and Parking implications

8.11 The PTAL is 1a so has a poor accessibility to public transport. The only aspect above and beyond the previous consent is the provision of a small office and quiet room which is not dissimilar to the facilities already permitted on this part of the site. This will not generate significant levels of extra traffic and is acceptable. Therefore it is considered the development would not have a significant effect on neighbouring roads as to warrant a refusal. As such the proposal is compliant with the relevant policies.

d. Impact on Trees

8.12 No trees will be removed as part of the scheme and the tree officer has raised no arboriculture objection to the proposed development. Suitable conditions could be attached to ensure that the landscaping is acceptable along these boundaries.

Other matters:

8.14 The site is not located within Flood zone 2 or 3 (statutory designation) however it is located in a critical drainage area. The proposed extension is minor due to the nature of the proposal and the risk of flooding being low, it is considered that the proposal would be unlikely to result in a significant difference or risk of flooding compared to the existing situation, subject to a condition in respect to providing a water butt.

Conclusions

8.15 Overall it is considered that the materials, design, scale, form and height of the proposal are acceptable. The design is in keeping with the host property and the surrounding area and does not appear to be overbearing on the neighbouring properties. Subject to the provision of suitable conditions the proposal would be acceptable. Consequently, the proposal is considered consistent with the relevant policies cited above and is recommended for approval.

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