

PART 5: Planning Applications for Decision

Item 5.1

1 APPLICATION DETAILS

Ref: 18/00055/FUL
Location: 197 Godstone Road, Kenley, CR8 5BN
Ward: Kenley
Description: Alterations; Erection of single storey rear extension and dormer extensions in the rear roof slope; Sub-division of the property to form 2x three bedroom dwellings
Drawing Nos: 1072.01, 1072.02 Rev C, 1072.03 Rev C, 1072.04, 1072.05 Rev C
Agent: James Denny of CW Consulting
Case Officer: Georgina Betts

- 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 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) The development shall be carried out wholly in accordance with the approved plans
- 2) Prior to the occupation the cycle and refuse stores as approved shall be provided on site and retained thereafter
- 3) Water butt to be installed upon completion
- 4) Removal of permitted development rights
- 5) Matching materials to be used
- 6) Commence within 3 years of the date of the permission
- 7) Any other planning condition(s) considered necessary by the Director of Planning & Strategic Transport

Informatives

- 1) Community Infrastructure Levy – Granted
- 2) Control of noise and pollution from construction sites
- 3) Part wall act of 1996
- 4) Any informative(s) considered necessary by the Director of Planning & Strategic Transport

3 PROPOSAL AND LOCATION DETAILS

Proposal

- 3.1 The applicant seeks full planning permission for the:

- Alterations to the existing building
- Erection of single storey rear extension
- Construction of dormer extensions in the rear roof slope
- Sub-division of the property to form 2x three bedroom dwellings
- Associated hard and soft landscaping

Site and Surroundings

- 3.2 The current premises are part retail, office and store with two workshops in connection with the former motor cycle repair workshop business. A residential flat above has direct access to Godstone Road.
- 3.3 The Croydon Local Plan shows the site partly within an Archaeology Priority Zone and to the rear lies a Site of Special Scientific Interest, a Site of Nature Conservation Importance and Metropolitan Green Belt on the other side of the railway line to the north-east.
- 3.4 Opposite are houses (at a lower level) and further to the south-west is Local Open Land. The River Bourne water course runs through the open land. Godstone Road is on the Transport for London Road Network. It is in a location where there is Gas Pipe Low Pressure.
- 3.5 The area is mostly residential in character, mainly detached, semi-detached and terraced houses and bungalows, with some commercial properties interspersed.

Planning History

- 3.6 17/01315/FUL – Planning permission was refused for the alterations to form 2 three bedroom house, erection of single storey rear extension and dormer extensions in the rear roof slope. The application was refused on the ground of impact on the adjoining property by reason of its size and siting resulting in visual intrusion.

4.0 SUMMARY OF KEY REASONS FOR RECOMMENDATION

- a. The principle of residential use is supported
- b. The development would have limited impact upon the character and appearance of the surrounding area
- c. The development would have an acceptable relationship with neighbouring residential properties.
- d. The standard of accommodation for future occupiers is satisfactory
- e. Access, parking and turning arrangements are acceptable

4 CONSULTATION RESPONSE

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

5 LOCAL REPRESENTATION

- 6.1 The application has been publicised by way of letters sent to neighbouring occupiers of 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: 23 Objecting: 22 Supporting: 1

5.2 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:

- Over development
- Wall are thin/general noise and disturbance
- Damage to neighbouring properties as a result of the development
- Lack of parking/parking congestion
- Out of character/property too small/never a house before

6 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 2018 (CLP) 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:

- Requiring good design.
- Permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions

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

Consolidated London Plan 2015 (LP):

- 3.5 on Quality and design of housing developments
- 6.13 on Parking
- 7.4 on Local Character
- 7.6 on Architecture

Croydon Local Plan 2018 (CLP):

- SP2 on homes
- SP4 on urban design and local character
- SP6 on environment and climate change
- SP8 on transport and communications
- DM1 on housing choice for sustainable communities
- 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
- Applicable place-specific policies

Supplementary Planning Document No2 on Residential Extensions and Alterations is also relevant to this proposal.

7 MATERIAL PLANNING CONSIDERATIONS

7.1 The main planning issues raised by the application that the Planning Committee is required to consider are as follows:

- 1) Principle of the development
- 2) Townscape and visual impact
- 3) Impact on neighbouring amenity
- 4) The standard of accommodation for future occupiers
- 5) Access, parking and turning arrangements.
- 6) Flooding

Principle of Development

7.2 The application site forms part of a terrace but is the only commercial unit along this particular stretch of Godstone Road. The commercial premises were part retail, office and store with two workshops used in connection with the former motor cycle repair workshop business; the site has now been vacant for nearly two years.

7.3 Under the Croydon Local Plan 2018 there is no direct policy which would seek the retention of such scattered retail units. The site is clearly disconnected from neighbourhood centres.

7.4 The principle of the development was acceptable under the previous application (Ref No: 17/01315/FUL) and there is no policy change that would alter this view. The principle loss of the commercial unit and the provision of residential accommodation is therefore supported.

Townscape and Visual Impact

7.5 The proposed building would utilise the existing side walls, have a replacement frontage but the same frontal elevation position, same roof height albeit with roof lights at the front and dormers at the rear. The proposed depth of the rear extensions have been considerably reduced as part of this application and now have a depth of 7.8 metres (a reduction of 2.7 metres from original submitted).

7.6 Given the single storey nature, reduced depth and limited visibility from the wider area the single storey extensions are not considered to harm the appearance of the townscape.

7.7 The overall design and scale of the rear facing dormer windows are as depicted in the previous application. No concerns were raised at the time of the previous application and the recent change in policy would not alter this view.

Impact on Neighbouring Residential Amenity

7.8 As discussed above, the depth of the single storey rear extension has been reduced substantially from the previous application. A projection of no more than 3.5 metres would exist beyond the rear of 195 Godstone Road and therefore this relationship is acceptable.

7.9 While the projection beyond 199 Godstone Road would be larger at 3.9 metres this depth would be a reduction to that of the existing structure while resulting in a visual improvement. The impact of the development would be minimised further by the setting of the extension within the existing bank at the rear. For these reasons the impact upon 199 Godstone Road is considered acceptable.

7.10 The dormer extensions would be at a height which would not impact upon daylight nor result in visual intrusion.

7.11 The impact on the residential amenities of the occupiers of properties in Godstone Road is considered acceptable. In addition, a Daylight and Sunlight Report was submitted as part of the application and has demonstrated an acceptable relationship.

The standard of accommodation for future occupiers

7.12 Both units would provide a good standard of accommodation and would contribute to the Borough's need for three bedroom homes. Whilst the units fall just under the minimum space standards set out in the "Technical Housing Standards March 2015" for 3 bedroom 4 person dwellings over three floors this is marginal with both units achieving a GIA of 89.28sqm; the standards set at 90sqm.

7.13 A large and generous garden comparable with its neighbours would be provided for each dwelling well in excess of the minimum requirement of the Local Plan.

7.14 The provision of level access is not achievable on this site due to the sloped topography. Given that such arrangements are identical to that of its neighbours this matter is considered acceptable on balance.

7.15 It is therefore considered that the proposals would result in a good standard of accommodation that would meet the needs of the borough and can be supported.

Parking and Cycle Storage

7.16 Most properties locally do not have on-site parking availability. Whilst there are some on-street parking spaces, the demand is high and comments from local residents suggest parking is a problem. The PTAL is rated 1b which indicates poor accessibility to public transport. The development proposes no parking spaces for the two houses however the applicant has demonstrated that secure cycle and refuse storage can be provided at the lower ground floor level.

7.17 In the previous application TFL supported a car free development and as part of this latest proposal have not provided any further comments. Given the presence of a bus route along Godstone Road, the ability to control cycle spaces through condition and

the need to encourage sustainable transport choice it is considered on balance that a car free scheme can be supported, especially given the previous comments from TFL.

- 7.18 Subject to a suitably worded condition in regards to provision and retention of the cycle and refuse storage the development is acceptable in terms of highway implication. This conclusion is consistent with the views and conclusions expressed in the previous application (Ref No 17/01315/FUL).

Flooding

- 7.19 The application site does not lie within a designated flood zone nor an area at risk of surface water or critical drainage flooding. However, it is acknowledged that the wider Kenley area flooded in recent years. In an attempt to help with water runoff from the site it is suggested that water butts are attached the rear extensions which would be secured through condition.

Conclusions

- 7.20 All other relevant policies and considerations, including equalities, have been taken into account. Planning permission should be granted for the reasons set out above. The details of the decision are set out in the RECOMMENDATION.