

PART 6: Planning Applications for Decision

Item 6.1

1 SUMMARY OF APPLICATION DETAILS

Ref:	17/06370/FUL
Location:	193 Hayes Lane, Kenley, CR8 5HN
Ward:	Kenley
Description:	Demolition of existing detached dwelling; Erection of a two storey detached dwelling, soft/hard landscaping and other associated works.
Drawing No's:	SP01 REV G, EX01, SS01 REV D, X01 REV C, 04 REV G, SP02, Planning, Design and Access Statement, Arboricultural Report (AC.2018.107), TPP-01 REV A (Submitted to the LPA on 21 st May 2018).
Applicant:	Mr Gareth Absalom & Mrs L Sanchez
Agent:	Mr Gavin Pearson
Case Officer:	Tim Edwards

1.1 *The following are the **ONLY** reasons that cases are referable to committee -*

1.2 This application is being reported to committee because the objections above the threshold in the Committee Consideration Criteria have been received.

2 SUMMARY OF KEY REASONS FOR RECOMMENDATION

2.1 This is a succinct executive summary to enable members to grasp the main issues quickly.

3 RECOMMENDATION

3.1 That the Committee resolve to GRANT planning permission.

3.2 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) All external materials to be submitted to the LPA for approval before any above ground works commence.
- 3) Details of proposed cycle and refuse store shall be provided prior to the first occupation of the site.

- 4) The proposal shall only be carried out in accordance with the submitted flood risk assessment detailed within the design and access statements/relevant plans.
- 5) A landscaping plan detailing all soft and hard landscaping, boundary treatments and details of the proposed planting mix (including proposed replacement tree specimens and sizes)
- 6) The development shall be delivered in accordance with the amended arboricultural assessment and tree protection plan.
- 7) No windows to be installed within the first floor flank elevations.
- 8) 19% reduction in carbon emissions
- 9) Water usage restricted to 110 litres per person per day
- 10) Permitted Development rights for the building will be removed.
- 11) Commencement of development within three years of consent being granted
- 12) Any other planning condition(s) considered necessary by the Director of Planning and Strategic Transport

Informatives

- 1) Community Infrastructure Levy
- 2) Code of Practice for Construction Sites
- 3) That the Committee confirms that adequate provision has been made, by the imposition of conditions, for the preservation or planting of trees as required by Section 197 of the Town and Country Planning Act 1990.
- 4) Any other informative(s) considered necessary by the Director of Planning and Strategic Transport

4 PROPOSAL AND LOCATION DETAILS

Proposal

4.1 The proposal comprises the following:

- The proposed demolition of the existing single storey bungalow.
- The erection of a two storey dwelling which would create a 5 bedroom, 10 person unit.
- Provision of refuse and recycling stores.
- Provision of hard and soft landscaping, including improved parking area.

Site and Surroundings

4.2 The site is situated on the northern side of Hayes Lane, a locally classified road, where the existing bungalow fronts this street. The site is adjacent to the Fairways, where Tree Protection Orders (TPO's) 4 and 24, 1973 protects the mature trees situated within this cul-de-sac. Most notably there are a number of protected trees situated along the side boundary of the host site.

- 4.3 Part of the rear of the site is at risk of flooding once in every 1000 years from surface water.

Planning History

- 4.4 The proposed development is linked to 17/06373/FUL which proposes the erection of a single storey detached bungalow with accommodation in the roof space to be situated at the rear of the site with new vehicular access provided from the Fairways.

4.5 SUMMARY OF KEY REASONS FOR RECOMMENDATION

- The principle of the development is acceptable given the nature of the site.
- The living conditions of adjoining occupiers would be protected from undue harm.
- The living standards of future occupiers are satisfactory and meet the National Described Space Standards.
- The highway impact is considered acceptable.
- The refuse and cycle storage is considered acceptable.
- The proposed removal of the existing protected trees on site and their replacement is considered acceptable.

5 CONSULTATION RESPONSE

- 5 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 neighbourhood notification letters. The number of representations received from neighbours and local groups in response to notification and publicity of the application was as follows:

No of individual responses: 14 Objecting: 14 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.
- Out of character development.
- Out of scale building and not in keeping.
- Impact upon parking and transport.
- Impact upon the amenity of the adjoining occupiers.
- Out of character with the surrounding properties.

- Detrimental to the wider streetscene.
- No on-site parking provided is inadequate.
- Impact upon protected trees.

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 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.

7.3 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 2018):

- SP2: Homes
- SP4: Urban Design and Local Character
- SP5: Community Facilities
- SP6: Environment and Climate Change
- SP7: Green Grid
- SP8: Transport and Communication
- 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 Flood Risk
- DM26 on Metropolitan Green Belt and Metropolitan Open Land
- DM27 Biodiversity
- DM28 on Trees
- DM29 on Promoting sustainable travel and reducing congestion
- DM30 on Car and cycle parking in new development
- Applicable place specific policy

Supplementary Planning Guidance as follows:

- Technical Housing Standards – Nationally Described Space Standards

8 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
- Trees

Principle of development

8.2 The council will permit the redevelopment of the residential units where it does not result in the net loss of 3 bedrooms homes (as originally built) or the loss of homes smaller than 130m². As originally built the bungalow is noted to be a 3 bedroom home. However, when considered in combination with planning application 17/06373/FUL, overall the two applications at this site would not result in the net loss of 3 bedroom units on the site. Additionally, the proposal provides a form of family accommodation.

Townscape and visual impact

8.3 As per the other report related to 17/06373/FUL, the existing area is residential in nature and characterised by buildings of different vernaculars, building forms and development patterns. This is most notably within Hayes Lane but is also seen at

the rear of the site within Uplands Road. The surrounding buildings have an irregular layout with the main amenity spaces provided to the rear, side and front of these buildings. Although, it is also noted that the site is next door to the Fairways where there is a more regular form of development, the proposed erection of a two storey house positioned in between these informal and more formal building layouts is overall considered to be in keeping with the surrounding area.

- 8.4 The proposed dwelling mass and scale would be substantially larger than that of the existing bungalow on site. However, when viewed in-between the two storey dwelling situated at 14 the Fairways and chalet bungalow at 195 Hayes Lane, overall the proposals height would not be out of character within the wider streetscene.
- 8.5 The proposed used of render, slate tiles and timber fenestration are considered to be acceptable materials which would be a positive addition to the wider street scene.
- 8.6 The overall scale, massing and design is considered appropriate in respect of the above policies and is considered to be in keeping with the character and appearance of the surrounding area.

Housing quality for future occupiers

- 8.7 The layout of the proposed unit is considered acceptable to the amenities of any future occupiers providing high quality living accommodation which is significantly above the minimum housing standards for a unit of this size.
- 8.8 Also pertinent to the application is the potential impact of the proposal on any future occupiers of the bungalow proposed to be based at the rear of the site and due for consideration under LBC ref. 17/06373/FUL. If both of these applications were to be approved, there would be an approximate separation of 18.50 metres between the buildings. The two sites would also be separated by a mixed hedgerow planted in between the amenity space of the dwellings. It is considered that this relationship would be acceptable, ensuring the amenity of both future occupiers.

Residential amenity for neighbours

- 8.9 There is approximately a 3.5 metre separation between the proposed buildings flank elevation and 16 the Fairways, which faces in the opposite direction. Although the depth of the proposed dwelling projects beyond the front elevation of 16 Fairways, taking into account the reasonable separation and there being no principle fenestration situated in the flank elevations of the adjoining property or proposed building, overall there is not considered to be a detrimental impact upon these adjoining occupiers.
- 8.10 The proposed building would be separated from 195 Hayes Lane by approximately 2 metres. As both 193 and 195 front Hayes Lane the relationship between the two properties is more regular in form. This reasonable separation, alongside the site

orientation and lack of fenestration within the flank elevations minimise overlooking and is overall considered to not significantly impact these adjoining occupiers.

- 8.11 The proposed dwellings rear elevations is approximately separated by 28.50 metres with the rear boundary of the site. Therefore, due to this significant separation, overall there is not considered to be a detrimental impact upon any other adjoining occupier.
- 8.12 Overall, the development is considered to be in accordance with the relevant policies and would not result in unacceptable harm to the residential amenities of the surrounding occupiers.

Transport

- 8.13 The subject site is in an area with a PTAL accessibility rating of 0 (on a scale of 0 - 6b, where 6b is the most accessible), as indicated on maps produced by TfL. The site is therefore considered to have very poor access to public transport.
- 8.14 The proposed development includes an internal garage and hardstanding area at the front of the site which would allow an acceptable level of parking especially when considering the PTAL rating for the site.
- 8.15 The proposed site location plans indicates that a refuse storage area will be located forward of the existing building line. No details are provided in relation to the appearance of this area and therefore, this will be conditioned accordingly allowing for the final location and appearance to be an acceptable addition to the proposed character of the area.
- 8.16 No details have been provided in regards to cycle parking spaces on a site. For a dwelling of this size, safe/secure and undercover cycle parking for 2 bicycles should be provided. Therefore, details in relation to this will be also proposed to be controlled via condition.

Sustainability

- 8.17 Policy SP6.3 (Sustainable design and construction) requiring all new-build residential development of fewer than 10 units to achieve the national technical standard for energy efficiency in new homes (2015). As such it is recommended that a condition is attached requiring the applicant to achieve a 19% reduction in CO2 emissions while ensuring that water consumption does not exceed 110L per head per day.

Flood Risk

- 8.18 Towards the rear of the site, it is noted that there is an area at risk of flooding once in every 1000 years from surface water. The proposal has included a paragraph within their design and access statement which details that the site will utilise permeable paving materials where hard landscaping would be formed and two new soakaways at both the front and rear of the site. These mitigation methods are

considered acceptable to mitigate the potential flood risk on site and would again be conditioned accordingly.

Trees

- 8.19 Due to the proximity of the site to the area TPO's 4 and 24, 1973, arboricultural assessments and subsequent amendments were provided during the course of the application. The amended tree protection plan details that the large cedar and beech trees situated within the rear garden of 16 The Fairways will be protected during and after construction with these measures considered acceptable to safeguard these high quality specimens.
- 8.20 The proposal also includes the removal of two on-site Cypress trees towards the rear of the site which are also currently protected. The sites trees and associated assessments/plans have been reviewed accordingly by the Council's Tree Officer who considers the existing cypress trees to be in a substandard state. Therefore, their removal and replacement with four new trees is considered acceptable. Further details on these new specimens to be planted are again proposed to be controlled via condition.

Conclusions

- 8.21 The proposal would result in the redevelopment of an existing site which would provide a high quality family home. The development would be in keeping with the varied character of the area and would not have a significant impact on the amenities of adjoining occupiers. Landscaping, refuse and sustainable drainage are all acceptable in principle and can be secured by condition.
- 8.22 All other relevant policies and considerations, including equalities, have been taken into account.