

1 SUMMARY OF APPLICATION DETAILS

Ref: 18/00981/FUL
Location: 69 Shirley Way, Croydon, CR0 8PL
Ward: Shirley South
Description: Erection of single storey detached dwelling to rear fronting Temple Avenue
Drawing Nos: 18027-01, 18027-02, 18027-03, 18027-4, 18027-10
Applicant: Mrs L Summers-Spriggs
Agent: Mr P Hasling
Case Officer: Louise Tucker

- 1.1 This application is being reported to Committee because the Ward Councillor (Cllr Sue Bennett) has made a representation in accordance with the Committee Consideration Criteria and requested committee consideration and representations over the threshold for Committee Consideration were received.

2 RECOMMENDATION

- 2.1 That the 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 be submitted with samples
- 3) Car parking to be provided as specified in the application
- 4) Removal of permitted development rights for enlargements and outbuildings
- 5) No additional windows in the flank elevations
- 6) Landscaping scheme to be submitted including hard/soft landscaping, retaining walls, boundary treatments, SUDs details
- 7) Permeable forecourt material
- 8) 19% reduction in carbon emissions
- 9) Water usage restricted to 110 litres per person per day
- 10) Commencement of development within three years of consent being granted
- 11) Any other planning condition(s) considered necessary by the Director of Planning and Strategic Transport

Informatives

- 1) Site notice removal
- 2) CIL liability
- 3) Code of Practice for Construction Sites
- 4) Any other informative(s) considered necessary by the Director of Planning and Strategic Transport

3 PROPOSAL AND LOCATION DETAILS

Proposal

3.1 The proposal comprises the following:

- Erection of a single storey detached 2 bedroom dwelling to the rear of 69 Shirley Way fronting Temple Avenue
- Provision of one parking space utilising the existing access with associated refuse storage and landscaping

3.2 Amendments were received during the course of the application, comprising the following:

- Changes to footprint of the building with increase in private amenity space

3.3 These changes did not alter the description of development nor increase its impact, thus it was not necessary to advertise these amendments.

Site and Surroundings

3.4 The application site currently forms part of the rear garden of 69 Shirley Way, a two storey semi-detached property on a corner plot at the junction with Temple Avenue. There is an existing vehicular access to the rear off Temple Avenue, which is currently not utilised. Land levels slope gently upwards from north to south.

3.5 The surrounding area is residential in character. Shirley Way is generally made up of semi-detached properties of varying style. Temple Avenue predominantly consists of pairs of semi-detached properties of a similar style with distinctive cat-slide roofs. The site is not subject to any designated constraints.

Planning History

3.6 17/02319/OUT – Outline application for the erection of a detached house at rear (all matters reserved) – Application withdrawn (due to lack of information to assess the proposal)

4 SUMMARY OF KEY REASONS FOR RECOMMENDATION

- The principle of residential development on the site is acceptable given the established residential character of the area
- The scale and design of the development is appropriate
- There would be no undue harm to the residential amenities of adjoining occupiers
- The living standards of future occupiers are acceptable and compliant with the Nationally Described Space Standards and the London Plan
- The level of parking and impact upon highway safety and efficiency is acceptable
- Sustainability aspects of the development can be controlled by condition

5 CONSULTATION RESPONSE

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

6 LOCAL REPRESENTATION

- 6.1 Seven letters were sent to adjoining occupiers to advertise the application. The number of representations received from neighbours and local groups including Spring Park Resident's Association, in response to notification and publicity of the application were as follows:

No of individual responses: 15 Objecting: 12 Supporting: 2 Comment: 0

- 6.2 The ward councillor Sue Bennett objected to the application on the grounds there will be a loss of light experienced by the adjoining property and the scheme is out of character with the local area.

- 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:

- Out of character with the area
- Overdevelopment
- Poor design
- Detrimental to highway safety
- Inadequate parking provision
- Inappropriate back-land development
- Environmental sustainability concerns
- Impact on wildlife
- Impact on trees
- Flood risk
- Impact on future occupiers - inadequate private amenity space, poor light/outlook
- Impact on residential amenities of adjoining occupiers – loss of privacy, visual intrusion, loss of garden space, loss of light, noise and disturbance

- 6.4 The following matters were raised in representations which are not material to the determination of the application:

- Development could cause subsidence [OFFICER COMMENT: This is not a material planning consideration and would be a separate civil matter]
- Inaccuracies in the submitted Design & Access Statement [OFFICER COMMENT: These are noted; this recommendation is made on the basis of the submitted plans which are the approved drawings and where measurements would be taken from. The Design & Access Statement is not an approved drawing and is a supporting document]
- Impact on sewer capacity [OFFICER COMMENT: This is not a material planning consideration]

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, including requiring good design that takes the opportunities available for improving the character and quality of an area and the way it functions.
- The main policy considerations raised by the application that the Committee are required to consider are:

Consolidated London Plan 2011 (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
- SP6.3 on Sustainable Design and Construction
- DM1 on Housing choice for sustainable communities
- DM10 on Design and character
- DM13 Refuse and recycling
- DM23 on Development and construction
- DM25 on Sustainable Drainage Systems and Reducing Flood Risk
- DM28 on Trees
- DM29 on Promoting sustainable travel and reducing congestion
- DM30 on Car and cycle parking in new development

8 MATERIAL PLANNING CONSIDERATIONS

- 8.1 The main planning issues raised by the application that the committee must consider are:
1. Principle of development
 2. Townscape and visual impact
 3. Residential amenity of adjoining occupiers
 4. Residential amenity of future occupiers
 5. Highways and transport
 6. Environment and sustainability
 7. Trees and landscaping

8. Flooding

Principle of development

- 8.2 The principle of development is acceptable. The development would provide an additional home in an established residential area, retaining the existing dwelling to the front. The other material considerations are discussed below.

Townscape and visual impact

- 8.3 The plot would be smaller than that predominantly seen in the area, however given that the building would be smaller in scale, height and footprint than the surrounding buildings thus reducing the prominence in the streetscene. This is in accordance with aims of CLP which seeks subservient units in grounds of existing buildings. Furthermore the proposed subdivision of the plot would allow half of the existing private garden area to be retained for the host property, in compliance with policy DM10 of the CLP (2018).
- 8.4 The proposed dwelling would be single storey with a contemporary design. Whilst most properties in the area are generally traditional in appearance, the form and design of properties is mixed and in this wider context a contemporary design is supported. The design also allows for a more subservient appearance in relation to the existing properties in the road. A condition requiring materials and finishes to be submitted for approval is recommended to ensure these are of high quality with a successful finish.
- 8.5 Having considered all of the above, against the backdrop of housing need, officers are satisfied that the proposed development would comply with the objectives of the above policies in terms of respecting local character.

Residential amenity of adjoining occupiers

- 8.6 In visual terms the unit would project slightly beyond the existing building line with the adjoining property at 46 Temple Avenue, although given this adjoins a garage with no windows there would be no negative impact experienced. 46 Temple Avenue has existing flank windows facing the proposal, however these are non-habitable rooms (bathroom; utility room; garage; and toilet). There is a kitchen which has a Perspex roof and aspect to the rear through a door and window. Taking these factors into account, including the single storey nature of the proposal there would be any undue impact to the occupiers of this dwelling through loss of light or outlook.
- 8.7 The proposed dwelling would be around 11.5m from the rear of the host dwelling, no.69 Shirley Way. Given the single storey nature of the building with a height of 2.35m above ground level closest to the shared boundary, this would be sufficient to limit any potential for loss of light or outlook.
- 8.8 The building would abut the boundary with no.71 Shirley Way, however at its closest point, would be around 16m from the rear ground floor windows. This would be sufficient to ensure there would not be any undue loss of light or outlook caused to the occupiers of this property.
- 8.9 There are no side facing windows facing towards no.46 Temple Avenue, nor any rear facing windows towards no.71 Shirley Way. A condition is recommended to ensure this

remains the case for acceptable levels of privacy (also covering the other elevations). East facing windows are proposed facing towards the host dwelling, however these would be at ground floor level and set 4.45m off the boundary (around 16m from the frontage properties). With appropriate conditions, the impact on privacy is considered to be acceptable.

- 8.10 The building would be used solely for residential purposes, and in the context of the area it is not considered this would result in any additional undue harm through noise and disturbance to surrounding occupiers. The development is acceptable in terms of its impact on residential amenities of adjoining occupiers.

Residential amenity of future occupiers

- 8.11 The proposed two bedroom dwelling would meet the minimum floorspace requirements of the Nationally Described Space Standards for units of this type. The internal rooms are considered to be of acceptable sizes, with adequate light and outlook provided. A private garden for the dwelling has been provided to the rear, with additional amenity space to the front. Further details of the arrangement of these spaces would be dealt with as part of the landscaping condition, to ensure these spaces are suitably private and usable. The development is considered to be acceptable in terms of living conditions for future occupiers.

Highways and parking

- 8.12 The location for the proposed development has a PTAL level of 1b, which indicates a poor level of accessibility to public transport links. The new dwelling would benefit from one off street parking space on the frontage, which would be in accordance with the maximum parking standards set out in the London Plan for two bedroom homes. There are limited restrictions on parking in the surrounding roads. A condition is recommended to agree details for cycle storage, to meet policy requirements for cycle parking in the London Plan.
- 8.13 The crossover off Temple Avenue to be utilised for access is existing. This layout would mean that a vehicle would have to reverse out onto the highway. This reflects the existing situation and appears to be commonplace along the road. Adequate pedestrian visibility splays can be achieved either side of the access. A condition could ensure that these are retained in this form for the lifetime of the development. It is not considered the development would significantly alter the safety and efficiency of the surrounding highways network.

Environment and sustainability

- 8.14 Conditions can be attached to ensure that a 19% reduction in CO2 emissions over 2013 Building Regulations is achieved and mains water consumption would meet a target of 110 litres or less per head per day.

Trees and landscaping

- 8.15 There are a couple of small trees within the existing rear garden which would be removed to facilitate development, along with some shrubbery along the boundaries. These specimens are not preserved and there is no objection to their removal. A comprehensive hard/soft landscaping scheme including replacement planting would be secured by condition, which would reinstate planting along the boundaries where possible and help integrate the development into the streetscene.

8.16 With regard to wildlife, it is recommended an informative be included on the decision notice to advise the applicant to refer to the standing advice by Natural England, in the event protected species are found on site.

Flooding

8.17 The site lies adjacent to a surface water flood risk area. It is considered there are opportunities to incorporate SUDs as part of a landscaping scheme for the site, which can be dealt with by condition. This will prevent any potential water runoff onto the public highway.

Conclusions

8.18 It is recommended that planning permission should be granted for the proposal, as it would be acceptable in all respects, subject to conditions.

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