

1.0 APPLICATION DETAILS

Ref: 18/00841/FUL
 Location: 1 Brighton Road, Coulsdon, CR5 2BF
 Ward: Coulsdon West
 Description: Demolition of existing detached dwelling: erection of two/three storey building comprising 4x1 bed flats and 5x2 bed flats: formation of vehicular access onto Stoats Nest Road and provision of associated 6 car parking spaces.
 Drawing Nos: 222-10-110 Rev G, 222-10-111 Rev G, 222-10-112 Rev H, 222-10-113 Rev D, 222-10-120, 222-10-130 Rev C, 222-10-200 Rev D, 222-10-201 Rev C, 222-10-210 and 222-10-211.
 Agent: Ben Reed Architects Ltd
 Case Officer: Georgina Betts

	1B 1P	1B 2P	2B 4P	4B+	Total
Existing Provision				1	1
Proposed Provision		4	5		9

Number of car parking spaces	Number of cycle parking spaces
6	10

1.1 This application is being reported to Planning Committee as objections above the threshold in the Committee Consideration Criteria have been received. Furthermore, the Local Ward Councillor (Councillor Clancy) has objected to the scheme and requested Planning 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) The development shall be carried out wholly in accordance with the approved plans
- 2) Prior to the occupation of the development details of (1) Visibility splays (2) Security lighting (3) Playspace and (4) electric vehicle charging points shall be provided to and approved in writing by the LPA
- 3) Submission of Construction Logistics Plan
- 4) Samples of external facing to be submitted and approved

- 5) Hard and soft landscaping to be submitted
- 6) Water usage and carbon dioxide reduction
- 7) Ground floor units provided to M4(2) standard with level threshold
- 8) Refuse and bicycle stores to be provided as specified
- 9) Restrictions on windows in the south-western elevation
- 10) Commence within 3 years of the date of the permission
- 11) Any other planning condition(s) considered necessary by the Director of Planning & Strategic Transport

Informatives

- 1) Community infrastructure Levy
- 2) Code of Practice on the Control of Noise and Pollution from Construction Sites
- 3) Party Wall Act of 1996
- 4) Section 278 Agreement required by Transport for London (TFL)
- 5) Any other informative(s) considered necessary by the Director of Planning & Strategic Transport

3.0 PROPOSAL AND LOCATION DETAILS

Proposal

3.1 The applicant seeks full planning permission for the:

- Demolition of the existing two storey detached dwelling;
- Erection of a three-storey building comprising of 4x1 bedroom and 5x2 bedroom flats;
- Formation of vehicular access onto Stoats Nest Road;
- Provision of 6 car parking spaces;
- Associated hard and soft landscaping works.

3.2 Amended plans were received on the 23rd August 2018 showing the following amendments:

- Reconfiguration of internal layouts
- Identification of the sloping roof and roof windows on the second floor plan, roof plan and aerial sketch
- A section through the gables facing Brighton Road to confirm the sloping roof and sufficient head room in the second floor apartment.
- Roof alterations including the removal of a dummy pitch roof of the single storey element
- A reduction in the width of the frames to the gable features
- Re-siting of windows and doors
- Enlargement of glazed gable windows
- Increase in the depth of the building by approximately 215 mm (closer to Brighton Road)
- Introduction of a third gable along the Stoats Nest Road elevation.

- 3.3 The LPA went back out to consultation regarding the above changes and gave residents a further 14 days to provide any further comments.

Site and Surroundings

- 3.4 The application site lies on the south-eastern side of Brighton Road at the junction with Stoats Nest Road and is currently occupied by a two-storey detached property; the property is currently vacant. The surrounding area is residential in character and comprises predominantly of two storey semi-detached and detached properties dating back to the inter-war period.
- 3.5 Whilst the site is relatively flat in topographical terms, the land starts to rise to the south-east. There is a large group of Leylandi trees along the north-eastern boundary which softens existing boundary conditions fronting onto Stoats Nest Road.
- 3.6 The site lies within an area at risk of Surface Water Flooding as identified by the Croydon Local Plan and Environment Agency Flood Maps. Brighton Road and part of Stoats Nest Road form part of the TFL network while the remainder of Stoats Nest Road is included in the Council's list of classified roads.

Planning History

- 3.7 The application site has an extensive planning history and therefore the most relevant history is as follows:
- 3.8 05/04593/P: Demolition of existing building; erection a two/three storey building with accommodation in the roof space to provide up to 9 one/two bedroom flats; alterations to vehicular access and provision of associated parking. This application was refused for the following reasons;
- 1) The proposal would be an overdevelopment of the site and the siting of the building as illustrated in the block plan would result in an unsatisfactory residential environment being provided for the occupiers of the proposed dwellings by reason of the inadequate private amenity space.
- 3.9 07/00722/P: Alterations; conversion to form 3 two bedroom and 3 one bedroom flats; erection of two storey side/rear extension; formation of vehicular accesses onto Stoats Nest Road and provision of associated parking. This application was refused for the following reasons;
- 1) The development would not provide a high standard of design and layout, nor would it respect the visual character of the area in which it is located
 - 2) The proposal would result in an overdevelopment of the site out of keeping with the character of the area and detrimental to the appearance of the street scene
 - 3) The proposal by reason of its size, siting and design would result in an unsatisfactory cramped back garden development that would be detrimental to the amenities of the occupiers of adjoining residential properties resulting in loss of privacy, poor outlook, visual intrusion and noise and disturbance

- 4) The development would result in sub-standard accommodation by reason of inadequate floor areas and unsatisfactory layout
- 5) The development would create a hazard to pedestrians and vehicular traffic using the highway by reason of inadequate turning areas and excessive crossover widths.
- 6) The design and layout of the parking and service areas would not be safe, secure, efficient and well designed.

3.10 08/02459/P: Demolition of the existing buildings; erection of two storey building with accommodation in roof space comprising 4 two bedroom and 3 one bedroom flats; provision of associated parking.

[Granted - Not implemented]

3.11 11/01890/P: Demolition of the existing buildings; erection of two storey building with accommodation in roof space comprising 4 two bedroom and 3 one bedroom flats; provision of associated parking.

[Granted - Not implemented]

3.12 17/03936/FUL: Demolition of existing house; erection of 3 storey building comprising 6 two bedroom and 4 one bedroom flats; formation of vehicular access onto Stoats Nest Road and provision of associated refuse and cycle storage and car parking.

[Application Withdrawn]

4.0 SUMMARY OF KEY REASONS FOR RECOMMENDATION

- The residential nature of the development can be supported in principle
- The development would have limited impact upon the character and appearance of the surrounding area.
- The development would have an acceptable relationship with neighbouring residential properties.
- The standard of accommodation for future occupiers is satisfactory
- Access, parking and turning arrangements are acceptable.

5.0 CONSULTATION RESPONSE

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

5.2 Transport for London (TFL) were notified regarding this application as Brighton Road and part of Stoats Nest Road form part of their network. Whilst no objections have been raised by TFL, several conditions have been suggested to ensure the smooth operation of their network during construction. This is discussed in more detail below.

6.0 LOCAL REPRESENTATION

6.1 The application has been publicised by way of letters sent to neighbouring occupiers of the application site and site and press notices. 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: 40 Objecting: 38 Supporting: 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:

- Loss of privacy/light
- Cramped/over development/out of character
- Inadequate parking provision/overspill to surrounding roads
- Impact on the safety of the highway/red route/dangerous access
- Inappropriate height, surrounding buildings only two storeys
- Pollution
- Flooding, sewage and environmental impacts
- No details of external lighting
- Noise and disturbance from overcrowding
- Loss of green space

6.3 Councillor Clancy objected to the application citing issues and over-development, unsatisfactory highway arrangements and insufficient on site car parking.

6.4 The following issues were raised in representations, but they are not material to the determination of the application:

- Location of bins in respect of neighbouring properties will encourage rats [Officer Comment: this is not a material planning consideration]

6.5 The following comments were made in support of the application:

- Nice project making use of derelict site
- Needed accommodation for the area
- Design would enhance the area
- The development would not adversely affect neighbouring amenity

6.6 The following comments were received following the re-consultation:

- Not in keeping with the area
- Overdevelopment
- Unsatisfactory highway arrangements
- Lack of parking
- Noise
- Loss of light
- Obtrusive by design
- Overlooking

8-07.0 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 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 July 2018. 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):

- 3.3 Increasing housing supply
- 3.4 Optimising housing potential
- 3.5 Quality and design of housing developments
- 3.8 Housing choice
- 3.9 Mixed and balanced communities
- 5.2 Minimising carbon dioxide emissions
- 5.3 Sustainable design and construction
- 5.13 Sustainable drainage
- 6.9 Cycling
- 6.11 Smoothing traffic flow and tackling congestion
- 6.13 Parking
- 7.2 Designing out crime
- 7.4 Local character
- 7.6 Architecture
- 7.14 Improving air quality
- 7.19 Biodiversity and access to nature
- 7.21 Trees and woodland

Croydon Local Plan 2018 (CLP):

- SP2 Homes
- SP4 Urban design and local character

- SP6 Environment and climate change
- SP8 Transport and communications
- DM10 Design and character
- DM13 Refuse and recycling
- DM23 Development and construction
- DM29 Promoting sustainable travel and reducing congestion
- DM30 Car and cycle parking in new development
- Applicable place-specific policies

8.0 MATERIAL PLANNING CONSIDERATIONS

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

- The principle of the proposed development
- The impact on the townscape and the visual impact;
- The impact on the residential amenity of adjoining occupiers;
- The living conditions provided for future occupiers;
- Transportation considerations
- Other matters

Principle of development and the established need.

- 8.2 The application site is currently occupied by a detached two storey dwelling which is in single family occupancy; however at this time the property is vacant. The existing property is not classified as a small family home as defined by Policy DM1.2 of the CLP 2018.
- 8.3 The proposed development results in the net gain of 8 homes and therefore the principle of the development can be supported.

Townscape and Visual Impact

- 8.4 The applicant proposes to demolish the existing property and erect a three-storey building comprising of 4x1 bedroom and 5x2 bedroom flats. The development would consist of an 'L' shaped building fronting onto Brighton Road and Stoats Nest Road, successfully addressing the corner. The design of the building references the architectural style of neighbouring properties and introduces a recessed third floor.
- 8.5 The sites corner position allows for a taller building aiding the legibility of the townscape, ensuring compliance the Croydon Plan policy and supporting three storey developments. The amendments received during the course of the application have sought improvements to the articulation of the building with the gable features now extending to the flank and rear elevations. The design amendments have sought a more cohesive approach ensuring that the building appears light and elegant, the approach to the redevelopment of the site is therefore supported.



Front elevation of the development facing onto Brighton Road.



Elevation fronting onto Stoats Nest road.

- 8.6 The surrounding area is characterised by forecourt parking and the current proposal is no different in this respect. Vehicular access would be via Stoats Nest Road and there is good opportunities for soft landscaping along both Brighton Road and Stoats Nest Road. The form and location of the parking area is therefore acceptable and would not harm the character of the wider area.
- 8.7 Details of the external facing materials would be secured via condition.

Impact on Neighbouring Residential Amenity

- 8.8 The development would extend approximately 2 metres beyond the rear of 3 Brighton Road with a separation distance of 3 metres between flank walls. The return of the 'L' shaped building would project 7.9 metres with a separation distance of 8 metres, extending a further 4.5 metres with a separation distance of 11 metres; no windows would be placed in south-western elevation facing onto the flank elevation of 3 Brighton Road. Given the overall form of the development, generous separation distances, the proposal is not considered to result in demonstrable harm to the amenities of this neighbouring property.
- 8.9 The separation distance between the development and the neighbouring properties within Windermere Road is approximately 40 metres; this is well in excess of the accepted minimum standards. The development is therefore not considered to appear visually intrusive nor result in harmful loss of privacy to the residents of Windermere Road. No other neighbouring properties are considered to be unduly affected by the development.

8.10 Noise and general disturbance as a result of the building works could be secured through a condition as part of a Construction Logistics Plan/Management Strategy.

The standard of accommodation for future occupiers

8.11 All units would provide a good standard of accommodation and would contribute to the Borough's need for new homes meeting the minimum space standards set out in the "Technical Housing Standards March 2015".

8.12 All units are provided with private amenity space in accordance with the London Plan standards and have access to a generous communal garden at the rear, capable of complying with play-space standards as set out in the Croydon Plan. Details of boundary treatments, hard and soft landscaping would be secured via condition.

8.13 Level access is provided while the ground floor units are capable of being adaptable/life-time homes and provision of step free access and other requirements of M4(2) are captured (for all ground floor flats) by way of planning condition.

8.14 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.

Transportation Considerations

8.15 The site has a PTAL rating of 3 which indicates that the site has moderate accessibility to public transport. The applicant has provided one disabled parking bay and 5 spaces towards the front of the site. Therefore the site would provide 6 parking spaces for the 9 flats proposed. Given the PTAL level and the need to encourage more sustainable methods of transport this provision is considered acceptable.

8.16 As Brighton Road forms part of TfL's road network, parking is restricted along Brighton Road and on part of Stoats Nest Road. TfL have stated that the parking provision complies with the London Plan and is appropriate given the size of development proposed. TfL do not consider that the development would have an adverse impact on the safety and efficiency of their highway network subject to relevant planning conditions.

8.17 Cycle storage is provided in accordance with the London Plan and would be secured through condition. In addition the Council would seek to secure the following via condition;

- Visibility splays
- Construction Logistics Plan/Management Strategy

8.18 Subject to conditions in relation to the above the development would be acceptable on highway grounds.

Other matters

- 8.19 The site is not subject to a formal tree preservation order nor are there any trees worthy of retention. However, Officers recognise that the existing trees contribute to the character of the surrounding area. In order to mitigate such a loss, the applicant will be required to provide 5 impact trees as part of the wider landscaping scheme.
- 8.20 Appropriate flood mitigation (SuDS) can be secured as part of the landscaping condition.
- 8.21 Given the minor nature of the development it is not considered that the development would have a significant impact on air quality or pollution.
- 8.22 Details of external lighting could be secured through condition.

Conclusions

- 8.20 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.