

PART 6: Planning Applications for Decision

Item 6.5

1 APPLICATION DETAILS

Ref: 18/02697/FUL
 Location: 57 Downs Court Road, Purley, CR8 1BF
 Ward: Purley and Woodcote
 Description: Demolition of existing house; erection of a two storey building with roof accommodation in association with the creation of 7 residential units consisting 2 studio units, 3x1 bedroom, 1x2 bedroom and 1x3 bedroom flats with associated landscaping including retaining wall, car parking, bin store and cycle store.
 Drawing Nos: 001; 002; 003; 004; 005; 006; 007; 008; 400; 401A; 403A; 404B; 406; 407; 408A; 409A; 410A; 412;
 Agent: Mrs Victoria Mustard
 Case Officer: Rachel Gardner

	Studio	1 bed	2 bed	3 bed	Total
Private sale	2	3	1	1	7

Number of car parking spaces	Number of cycle parking spaces
5	12

1.1 This application is being reported to Planning Committee because the Chair of the Planning Committee (Councillor Scott) requested Planning Committee consideration and representations received have exceeded Planning Committee threshold.

2 RECOMMENDATION

2.1 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) Commence within 3 years of the date of the permission
- 2) The development shall be carried out wholly in accordance with the approved plans
- 3) Details of materials to be submitted and approved (including samples)
- 4) Landscaping scheme including boundary treatments, retaining walls and maintenance strategy to be submitted and approved
- 5) Submission of the following to be approved: Finished floor levels, details of excavation works and construction of retaining wall, visibility splays and sight lines, access ramp gradient, EVCP (including spec and passive

- provision), turntable (including spec), cycle and refuse stores, security lighting
- 6) To be provided as specified prior to occupation: Parking spaces, vehicle turning space and turntable, refuse and cycle stores, child play space, tree replacement planting
 - 7) Submission of Construction Logistics Plan/Method Statement
 - 8) Submission of tree protection plan and arboricultural method statement
 - 9) Submission of a surface water drainage scheme
 - 10) Reinstatement of raised kerbs and verge from disused dropped kerb along Selcroft Road
 - 11) Ground floor Flat 1 and first floor flats 4, 5 and 6 shall comply with requirements of Part M4(2) of The Building Regulations
 - 12) Car turntable to be maintained and operable for the lifetime of the development
 - 13) Water usage and carbon dioxide reduction
 - 14) Any other planning condition(s) considered necessary by the Director of Planning & Strategic Transport

Informatives

- 1) Community Infrastructure Levy - Granted
- 2) Code of Practice on the Control of Noise and Pollution from Construction Sites
- 3) Refuse bin requirements
- 4) Any other 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 following:

- Demolition of the existing detached dwelling house
- Erection of a 2-storey building (with accommodation in the roof space) comprising 7 flats (2 studios, 3x1 bed, 1x2 bed and 1x3 bed) with small roof dormers
- Provision of 5 car parking spaces and car turntable (relocation of an existing crossover along Selcroft Road and utilisation of an existing crossover along Downs Court Road)
- Construction of a cycle store accommodating 12 cycles
- Provision of refuse stores
- Construction of a retaining wall
- Associated hard and soft landscaping works

Site and Surroundings

3.2 The application site is bounded by Downs Court Road to the south-west, Selcroft Road to the east and 55 Downs Court Road to the north-west. The site currently comprises a 2-storey detached dwelling house with detached garage. The site

currently benefits from two vehicle crossovers; one on each of the adjoining roads.

- 3.3 The surrounding area is predominately residential in character. The north-west adjacent property (55 Downs Court Road) comprises a 2-storey semi-detached dwelling with garages to the rear of the site fronting onto Selcroft Road. The land levels within the site rise from the frontage along Downs Court Road up towards the rear. Selcroft Road is at a substantial gradient rising from the junction with Downs Court Road.
- 3.4 The site lies within a surface water critical drainage area, as identified by the Croydon Flood Maps and is located within an Archaeological Priority Area.
- 3.5 The site has a public transport accessibility level (PTAL) of 1b which indicates very poor access to public transport.

Planning History

- 3.6 17/05485/FUL – Withdrawn 26.02.2018

Complete demolition of existing buildings, erection of two storey building in association with the creation self-contained residential units (C3) consisting of 5x1 bed and 2X2 bed flats with associated landscaping including retaining wall, car parking, bin store and cycle stores.

4.0 SUMMARY OF KEY REASONS FOR RECOMMENDATION

- There are no protected land use designations on the site and therefore the principle of development is acceptable.
- The proposal would contribute positively to borough-wide housing targets and would deliver 7 new units (including the re-provision of a family-sized – 3 bed - accommodation)
- The scale and layout of proposed built form is considered to be appropriate for the site; the traditional design and appearance of the building would be in keeping with the surrounding character of the area.
- The orientation and separation distances with the neighbouring property on Downs Court Road would be sufficient to ensure no undue harm to the residential amenities of this neighbouring property.
- The development would provide an acceptable standard of living for future residents of the development, with satisfactory internal layouts and amenity space.
- The number of parking spaces proposed are suitable given the PTAL rating and distance to a bus stop and railway station. The submitted Transport Statement concludes that the provision is appropriate taking into account on-street parking capacity in the area.
- Access and turning arrangements for vehicles would not impact on the safety or efficiency of the public highway.
- Other matters including flooding, sustainability, trees, landscaping and archaeology can be appropriately managed through condition.

5 CONSULTATION RESPONSE

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

Historic England

Recommended no archaeological requirement.

6 LOCAL REPRESENTATION

- 6.1 The application has been publicised by way of letters sent to adjoining 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: 19 Objecting: 19 Support: 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:

- Impact on residential amenity of adjoining occupiers – loss of privacy and views, noise and disturbance.
- Traffic congestion/Impact on highway safety/unsafe access
- Inadequate parking provision (including situation when turntable may malfunction or be inconvenient to use)
- Pressure on local health services/infrastructure [OFFICER COMMENT: The development would be subject to CIL]
- Out of character with the area
- Noise and disturbance from construction works
- Undersized flats
- Inadequate garden space for future occupiers
- Loss of trees and shrubs
- Too many flatted developments in the area
- Inadequate capacity of refuse stores
- Overdevelopment and over-intensification of the site

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

- Selcroft Road will become a fly-tipping area [OFFICER COMMENT: The basis of this comment is unknown and in any case this is not a material planning consideration in this context. Sufficient refuse storage provisions have been provided for the proposed development.]
- Devaluation of neighbouring properties [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 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 on 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
- 7.8 Heritage assets and archaeology
- 7.14 Improving air quality
- 7.19 Biodiversity and access to nature
- 7.21 Trees and woodland

Croydon Local Plan 2018 (CLP 2018):

- SP2 Homes

- SP4 Urban design and local character
- SP6 Environment and climate change
- SP8 Transport and communications
- DM1 Housing choice for sustainable communities
- DM10 Design and character
- DM13 Refuse and recycling
- DM16 Promoting healthy communities
- DM18 Heritage assets and conservation
- DM19 Promoting and protecting healthy communities
- DM23 Development and construction
- DM25 Sustainable drainage systems and reducing flood risk
- DM28 Trees
- DM29 Promoting sustainable travel and reducing congestion
- DM30 Car and cycle parking in new development
- DM42 Purley

7.4 The relevant Supplementary Planning Guidance is as follows:

- London Housing SPG (March 2016)
- The Nationally Described Space Standards (October 2015)

8 MATERIAL PLANNING CONSIDERATIONS

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

- Principle of development;
- Townscape and visual impact;
- Residential amenity;
- Living conditions of future occupiers;
- Parking and highway safety;
- Flood risk and sustainability;
- Trees and biodiversity;
- Other planning matters

Principle of development

8.2 The appropriate use of land is a material consideration to ensure that opportunities for development are recognised and housing supply optimised.

8.3 The application site currently comprises a detached dwelling-house which is in single family occupancy. The current gross internal area of the dwelling-house is 172sq.m and so the proposal would not result in the loss of a small family dwelling-house (with a 3 bed family sized unit forming part of the proposed development). The site sits within an established residential area and the current dwelling-house is not subject to any policy protection which would prevent its demolition.

- 8.4 The proposed development results in the net gain of six new homes, including the re-provision of a family-sized flat and therefore the principle of development is acceptable, subject to a consideration of the material impacts.

Townscape and Visual Impact

- 8.5 The proposed new building would make a positive contribution to the character of the street-scene. The design of the proposed building would be in-keeping with the surrounding context, designed in a traditional manner to reflect the design and character of surrounding properties. The pitched and gabled roof forms of the proposed building are common characteristics in the surrounding area.
- 8.6 Whilst it is acknowledged that the building is relatively large in size, the articulation of the facades and varying use of materials, including face brick, hanging clay tiles and render for the facades, assists in breaking up the visual massing of the building. The proposed materials would be reflective of materials used commonly on dwellings within the immediate vicinity of the site. The scheme would therefore not detract from the character of the street-scene.
- 8.7 The proposed setbacks to the western side boundary would be greater than the existing condition and the proposal has retained generous setbacks to the eastern side boundary and rear boundary. The proposed setbacks would ensure that the proposed development would not feel overly cramped and would be in keeping with the general characteristic of surrounding properties.
- 8.8 The existing shrub hedging along the street frontages is proposed to be retained which should help soften the appearance of the new building within the street-scene. Whilst the trees adjacent to the Downs Court Road frontage are proposed to be removed, replacement tree planting is proposed in this location which should maintain the verdant character of the surrounding area. The provision of replacement planting is required through the use of planning conditions.
- 8.9 The existing site provides for vehicular access to the rear of the property and consequently, there is no objection to the intensification of this access and this part of the existing rear garden area. There are a number of garages along this stretch of Selcroft Road which serves as the secondary vehicle access for properties fronting Downs Court Road and to the west of the subject site.
- 8.10 Overall, the application site is a generous plot within an established residential area which is capable of accommodating additional units to maximise its use. The proposal, including the scale and massing of the buildings, is generally in keeping with the overall pattern and layout of development in the area with an appropriate design approach. The development would comply with policy objectives in terms of respecting local character.

Impact on Neighbouring Residential Amenity

- 8.11 The subject site is bounded by only one residential property (55 Downs Court Road) which is to the north-west of the subject site which comprises a 2-storey semi-detached dwelling with a single storey attached garage to the side of the dwelling, adjacent to the shared boundary.

- 8.12 The part of the proposed building which is adjacent to the side wall of the neighbouring property is setback between 0.8 and 2.2 metres from the side boundary and would not extend beyond the rear building line of this neighbouring property. No adverse loss of light and outlook is anticipated (to neighbouring windows) given that the proposed building would incorporate a greater setback to the side boundary than the existing garage, the relatively generous setback of the neighbouring dwelling to the side boundary and that the existing levels of light and outlook received by the neighbouring side facing windows is already inhibited from the existing Yew tree.
- 8.13 Whilst the rear-most portion of the building would extend a further 6 metres beyond the rear of the neighbouring property, this element is not anticipated to result in any adverse loss of light or outlook given that it is setback between 3 - 4.2 metres from the shared boundary (and over 8 metres from the rear building line of the neighbouring property).
- 8.14 No additional privacy impacts are anticipated to 55 Downs Court Road, given that the existing dwelling has upper floor rear facing windows. The extent of overlooking which may result from the proposed building is not considered to be substantial and within the extent expected levels for residential properties.
- 8.15 It is noted that objections have been received from the occupiers of 1 Selcroft Road on the bases of loss of privacy to their property. However, given the separation distances (over 30 metres) and in view of its position on the opposite side of Selcroft Road, no adverse loss of privacy is anticipated.
- 8.16 Whilst the proposed development is likely to generate additional comings and goings to/from the site, the additional noise levels associated with this is not anticipated to be beyond what would be expected within residential areas. An objector has raised concern to the noise generated from the car turntable. Officers do not expect that these noise levels will be of any substantial level, but in any case this can be assessed through submission of additional information required by condition of the turntable specification.
- 8.17 It is noted that the during the construction phases of the development that the neighbours may be subject to additional noise and disturbance. However, these impacts are anticipated to be short term only and these matters can be controlled through environmental health legislation. Nevertheless, it is considered prudent to impose a condition requiring a construction management plan which amongst other things, should incorporate details of how impacts to neighbouring properties will be minimised during this phase of development.

The Standard of Accommodation for Future Occupiers

- 8.18 The proposal would comply with internal floorspace requirements of the Nationally Described Space Standards. All units would enjoy dual aspect with adequate outlook. The proposed floor to ceiling heights would also comply with the required standards. In terms of layout, each unit would benefit from an open plan living, kitchen and dining area.

- 8.19 The ground floor units, including the family-sized unit, would have direct access to private amenity space. Whilst the upper floor flats would not have access to private amenity space, this is considered acceptable given the generous internal floor areas and access to quality communal amenity space. The submitted plans have shown that a swing set will be provided in the communal amenity area which is satisfied child play requirements under the Croydon Local Plan 2018. Details of boundary treatments, hard and soft landscaping would be secured by condition, and it would be expected that treatments around the ground floor patios would make these areas private.
- 8.20 In terms of accessibility, there is level access to Flat 1 on the ground floor (with a car parking space within the front setback) and flats 4, 5, 6 on the first floor level have ramped access from the rear car parking area. A condition will be imposed to ensure that these flats comply with M4(2) 'accessible and adaptable dwellings'.
- 8.21 It is therefore considered that the proposals would result in a good standard of accommodation for future occupiers of the development.

Parking and Highways

- 8.22 The site has a PTAL rating of 1b which indicates very poor accessibility to public transport; the 412 bus stop is located at the front of the property along Downs Court Road and Purley Train Station is approximately 0.5 miles to the north-west. The surrounding roads are not subject to controlled parking zones.
- 8.23 The London Plan standards would permit up to 7 on-site car parking spaces for the subject proposal; the scheme however proposes 5 parking spaces. The applicant has submitted a Transport Statement including a parking survey which seeks to justify this level of on-site provision, taking into account travel distances and capacity in surrounding streets to accommodate car parking on street. The parking survey highlights an average parking stress of 27.87% which provides a clear indication that there is substantial capacity on surrounding streets to accommodate any possible overspill generated by the development.
- 8.24 Visibility splays can be achieved at both of the access points and a plan showing this is to be secured by condition and will be retained for the lifetime of the development. Swept path diagrams have been provided demonstrating that vehicles can adequately turn within the site using the car turntable, ensuring cars can enter and exit the site in a forward gear and a passing place has been incorporated to prevent queuing on the highway. It is considered suitable to impose a condition requiring the turntable to be maintained and operable for the lifetime of the development.
- 8.25 The location of refuse storage would be acceptable and within maximum pulling distances to collection points. The cycle store would be in an accessible and convenient location which will encourage bicycle use. London Plan standards require a minimum 9 cycle parking spaces to be provided for the proposed development and the scheme incorporates 12 cycle parking spaces which well exceeds these standards.

- 8.26 A Construction Logistics Plan and Method Statement will be required through condition to ensure that building works do not undermine the safety and efficiency of the surrounding highways.

Trees and Biodiversity

- 8.27 Whilst there are a number of trees currently on site, only one is protected by a TPO, being the large Yew tree on the Downs Court Road boundary, towards the south-western corner of the site. The applicant proposed to retain the Yew tree and to remove the other existing mature trees along the boundary with Downs Court Road. Council's Arborist was consulted on this who has raised no objection to the removal of the existing trees given their age and quality. Furthermore, no objection has been raised to the proposed planting of six new Fastigiata Tulip trees along this boundary. Subject to a suitable condition requiring a Tree Protection Plan and arboricultural method statement, these proposed tree works would be acceptable.
- 8.28 The extent of soft landscaping on the site is considered suitable. A full hard/soft landscaping scheme, including details of retaining walls proposed, would also be secured by condition.

Flood Risk

- 8.29 The application lies within a surface water critical drainage area. The design and access statement has confirmed that substantial amount of lawns will be retained, permeable resin bonded paving will be used for the driveway and parking areas, permeable paving stones will be used for patio areas and that surface water will be collected from paved areas and connected to soakaways on the site. These measures are considered suitable, subject an appropriately worded condition being imposed to obtain the detailed design information, particularly regarding anticipated amount of surface water and capacity of the proposed soakaway.

Other Planning Matters

- 8.28 The subject site is located within an Archaeological Priority Area and Historic England were consulted on the proposal. They raised no objection and recommended no archaeological requirement.
- 8.29 The development would be CIL liable. This would contribute to meeting the need for physical and social infrastructure, including education and healthcare facilities.

Conclusions

- 8.33 Taking all of the above planning considerations into account, it is recommended that planning permission should be granted.
- 8.34 All other relevant policies and considerations, including equalities, have been taken into account. Planning permission should be granted subject to conditions for the reasons set out above. The details of the decision are set out in the RECOMMENDATION.

