

**PART 6: Planning Applications for Decision****Item 6.6****1 SUMMARY OF APPLICATION DETAILS**

Ref: 18/03270/FUL  
Location: 37 Woodcote Grove Road, Coulsdon, CR5 2AJ  
Ward: Coulsdon Town  
Description: Demolition of existing outbuildings in rear garden and erection of 2 x 4 bedroom detached dwellings with associated landscaping, access and parking  
Drawing Nos: 37WGR-P1 Rev B, 37WGR-P2 Rev A, 37WGR-P3, 37WGR-P4  
Applicant: Mr M. and Mr S. Carvell  
Agent: Mrs Jenny Begeman  
Case Officer: Georgina Galley

- 1.1 This application is being reported to Planning Committee because it has been referred by the Chair of Planning (Cllr Scott), the Ward Councillor (Cllr Luke Clancy) has made representation in accordance with the Committee Consideration Criteria and requested Planning Committee consideration and representations over the threshold for Committee Consideration have been 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 (and obscured windows to bathrooms)
- 6) Landscaping scheme to be submitted including hard/soft landscaping, retaining walls, boundary treatments, SUDs details and biodiversity enhancement measures (as recommended by Preliminary Ecological Appraisal)
- 7) Development carried out in accordance with the recommendations of the Arboricultural method Statement and associated tree protection plan
- 8) Development carried out in accordance with the recommendations of the Preliminary Ecological Appraisal
- 9) Construction Logistics Plan to be submitted
- 10) 19% reduction in carbon emissions
- 11) Water usage restricted to 110 litres per person per day
- 12) Additional elevational details – bin storage enclosure and cycle storage enclosures
- 13) Commencement of development within three years of consent being granted

14) Any other planning condition(s) considered necessary by the Director of Planning and Strategic Transport

### **Informatives**

- 1) CIL liability
- 2) Code of Practice for Construction Sites
- 3) 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:

- Demolition of existing outbuilding and detached garage to side/rear.
- Erection of a pair of two storey four bedroom detached dwellings and associated landscaping.
- A new access road will be created serving both dwellings with car parking to the front of each house
- Cycle storage will be provided in the rear gardens with refuse storage arrangements located in a centrally located position alongside the access road leading to the rear part of the site.

### **Site and Surroundings**

- 3.2 The site lies on the western side of Woodcote Grove Road between the junctions of Bramley Avenue and Woodmansterne Road. The site is currently occupied by a large two storey detached property (37 Woodcote Grove Road) which is sited within a generous plot. The site itself forms part of the rear garden of the main house and is currently occupied by several detached outbuildings.
- 3.3 The site currently benefits from a good degree of soft vegetation along all boundaries which contributes to the verdant character of the surrounding area. The land levels fall across the site from north to south.
- 3.4 The surrounding area is residential in character and mainly comprises similar sized two storey detached properties. The exception to this is the St Andrews Church to the south of the application site, which is locally listed and a designated local landmark. All of the surrounding properties benefit from large plots with extensive landscaped gardens.
- 3.5 There is currently a detached garage that is located to the rear/side of the main dwelling which is accessed via a driveway that runs between the house and the retaining wall (separating the application site with 39 Woodcote Grove Road).
- 3.6 There are no site specific constraints that limit development potential. None of the trees are the subject of a tree preservation order. The site has a Public Transport Accessibility Level (PTAL) of 2; moderate access to public transport.

## **Planning History**

- 3.7 70/20/1586 – Double garage - granted and implemented.
- 3.8 73/20/2000 – Single storey extension - granted and implemented.
- 3.9 73/2140 – Construction of conservatory - granted and implemented.
- 3.10 18/01747/PRE - Pre-application advice sought in relation to replacing an existing outbuilding with two dwellings, associated landscaping and parking.

## **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 design and appearance of the development is appropriate given the context of the site.
- There will 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 Eighteen letters were sent to adjoining occupiers to advertise the application. The number of representations received from neighbours and local groups in response to notification and publicity of the application were as follows:

No of individual responses: 16      Objecting: 15      Supporting: 1      Comment: 0

- 6.2 The following also made representations:

- Cllr Paul Scott [referral]
- Cllr Luke Clancy [objected]

- 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:

- Over-development of site;
- Over-crowding;
- Obtrusive development;
- Impact on character of area;
- The council has reverted back to old back land development policy;
- Loss of privacy;
- Loss of green space and trees;

- It will set a precedent for other properties in the area with large gardens;
- The area used to be quiet and peaceful but this is changing due to increasing development in the area;
- Cars will be exiting onto a very busy road and it is an accident waiting to happen;
- Additional traffic will impact neighbours;
- Additional noise;
- Threat to security of surrounding houses due to new access road;
- Additional strain on local infrastructure including schools;
- Increased pollution due to 4 new cars at the site;
- Cars will increase during social gatherings and these will spill onto St Andrews Road and Bramley Avenue
- Disruption to local roads due to extra cars being parked;
- The existing bungalow at the site was built without permission [OFFICER COMMENT: Whilst there does not appear to be any planning history relating to the bungalow in the rear garden, certain outbuildings can be built under 'permitted development' and do not require permission. Providing the outbuilding was used as ancillary accommodation to the main house this would be acceptable];
- Concerns regarding traffic, access, pedestrian and emergency vehicle access.

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

- There are covenants on the land that restrict outbuildings and other development [OFFICER COMMENT: This is not a material planning consideration];
- Loss of view due to roofs of new houses [OFFICER COMMENT: Views are not protected by planning policy];
- Devalue properties in area [OFFICER COMMENT: This is not a material planning consideration]
- A money making exercise [OFFICER COMMENT: This is not a material planning consideration]
- Officers in the planning department are not doing their jobs properly when allowing houses to be demolished for flats [OFFICER COMMENT: The basis of this comment is unknown and in any case, it is the local planning authority's role and responsibility to determine planning applications in accordance with the development (which it is seeking to deliver).

## **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, including achieving well designed places that 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
- 7.8 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):

- SP2 on Homes
- SP6.3 on Sustainable design and construction
- DM1 on Housing choice for sustainable communities
- DM10 on Design and character
- DM13 on Refuse and recycling
- DM18 on Heritage assets and conservation
- DM23 on Development and construction
- DM25 on Sustainable drainage systems and reducing flood risk
- DM29 on Promoting sustainable travel and reducing congestion
- DM30 on Car and cycle parking in new development
- DM37 on Coulsdon

## **8 MATERIAL PLANNING CONSIDERATIONS**

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

1. Principle of development
2. Townscape and visual impact
3. Impact on the adjacent locally listed building
4. Residential amenity of adjoining occupiers
5. Residential amenity of future occupiers
6. Highways and transport
7. Environment and sustainability

## Principle of Development

- 8.2 The principle of development is acceptable. The development will provide two family homes in an established residential area. A significant garden well in excess of 10metres would be retained for the main house (37 Woodcote Grove Road). The other material considerations are discussed below.

## Townscape and Visual Impact

- 8.3 The development will see the provision of two detached dwellings in the rear garden of 37 Woodcote Grove Road. Given the character of the area, the provision of a two detached properties is appropriate and will not appear out of keeping. The two dwellings should be well-positioned in the site with adequate surrounding space and would not appear overly cramped. The footprint of the proposed dwellings would be acceptable.



- 8.4 The appearance of the two dwellings would be traditional and sensitive to the surrounding area utilising sympathetic materials (use of clay tiles, stock brickwork and the inclusion of hipped roofs). It is recommended that all external materials be conditioned to ensure a high quality development is carried through to construction and that these materials complement its architectural context.
- 8.5 The site layout and landscaping would also be acceptable in terms of legibility, usable outdoor amenity space and soft planting. An area of hardstanding would be provided at the front of each property with a shared vehicle access at the side of the main house. Sustainable urban drainage systems (SUDs) would be utilised at the site and conditioned as part of any approval.
- 8.6 Having considered the above, against the backdrop of housing need, officers are satisfied that the proposed development will comply with the objectives of the above policies in terms of respecting local character.

## Impact on Adjacent Locally Listed Building

- 8.7 St Andrews Church dates from 1911 and is gothic in style. Its roof form and tall square tower represent the principal components of the church which are prominent features and contributes to the character and appearance of the surrounding area. The tower in particular is a landmark feature within the local area and is designated as such as part of the Croydon Local Plan. The greatest visibility of the church building is from Woodmansterne Road, Woodcote Grove Road and The Avenue. It is from these vantage points where the church can be best experienced and appreciated; therefore it is these parts of its setting which contribute most greatly to its significance.
- 8.8 Due to the topography of the site, the proposed dwellings would be sited uphill from the Church. However, the ridge height of House B (closest to the church) would be well below the ridge of the church's pitched roof and has been positioning further away from the site boundary than proposed at pre-application stage – to provide greater separation.



- 8.9 Whilst there would be some impact on the setting of the church (the positioning of a new building in close proximity to the rear part of the locally listed building) this visual effect would be limited and would not materially affect the appreciation or understanding of the significance of the locally listed non designated heritage asset. This could also be balanced by public benefit of the provision of two new dwellings. The proposed houses would have limited visibility from the roads where the local listed building is best appreciated.

### **Residential Amenity of Adjoining Occupiers**

- 8.10 To the south of the site lies St Andrews Church and to the east will be the main house, 37 Woodcote Grove Road (with a separation distance of approximately 40 metres).
- 8.11 As regards the properties fronting onto Julien Road and Bramley Avenue, whilst their outlook would be modified to a certain extent, the overall harm would be within acceptable limits given the separation distances that exist. Levels of privacy will also be acceptable, in view of the degree of separation that would exist. The proposed new side windows at first floor level will both serve bathrooms and could be conditioned so that they are obscured.

8.12 The buildings will be used solely for residential purposes, and in the context of the area it is not considered this will 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**

8.13 The proposed dwellings would both be suitably sized to provide four bedroom dwellings; the proposed floorspace for each unit would exceed the minimum 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 both the houses would be available and overall, the proposed development is considered to be acceptable in terms of living conditions for future occupiers.

### **Highways and Parking**

8.14 The location for the proposed development has a PTAL of 2, which indicates a moderate level of accessibility to public transport links. Each new dwelling would benefit from two off street parking spaces, which would comply with the London Plan's maximum parking standards (up to 2 spaces for four or more bedrooms).

8.15 There is an existing crossover at the front of the site that will be shared between the main house and the two new houses. The driveway between the flank wall of the existing chimney of the main house to the edge of the retaining wall at 39 Woodcote Grove Road measures 2.95m in width, which is in excess of the minimum 2.75m requirement required for single access. This driveway has previously been used by cars to gain access to the existing garage at the side/rear of the site. A passing area has been incorporated into the plans to ensure there would be no conflict between vehicles. Turning areas are also provided at the rear to ensure vehicles are able to exit the site in a forward gear. The proposed development would therefore not impact the safety and efficiency of the surrounding highways network.

8.16 Refuse and recycling storage is proposed in a central location for the residents of the two new houses. The bins would be able to be dragged to the back edge of the pavement on collection day (similar to the existing residents of the main house). Elevational details of the bin storage area will be agreed by way of a condition.

8.17 A condition is appropriate in relation to a Demolition/Construction Logistic Plan (including a Construction Management Plan).

### **Environment and Sustainability**

8.18 The site is not subject to a formal tree preservation order; however it contains a large number of trees and soft vegetation. The applicant has submitted an Arboricultural Method Statement and associated tree protection plan, which should be conditioned.

8.19 The applicant has submitted an up-to-date preliminary ecology report and the findings are considered acceptable. A condition is recommended to ensure the development works are carried out in accordance with the proposed mitigation measures and enhancement measures outlined in Section 5.



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

8.21 Whilst a large part of the site will be laid to lawn, details of SUDs techniques for the driveway and paths will be secured by way of a landscaping condition.

### **Conclusions**

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

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