

PART 5: Planning Applications for Decision

Item 5.4

1 APPLICATION DETAILS

Ref: 18/02975/FUL
 Location: Rear of 129-131 Addington Road, South Croydon, CR2 8LH
 Ward: Selsdon and Addington Village
 Description: Erection of two storey building comprising 2x2 bedroom dwelling-houses and 2x1 bedroom flats with associated cycle and refuse storage and landscaping
 Drawing Nos: TBA
 Agent: Mr J Blomqvist
 Case Officer: Louise Tucker

| | 1 bed | 2 bed | 3 bed | Total |
|---------------------|--------------|--------------|--------------|--------------|
| Private sale | 2 | 2 | 0 | 4 |

| Number of car parking spaces | Number of cycle parking spaces |
|-------------------------------------|---------------------------------------|
| 0 | 6 |

1.1 This application is being reported to Planning Committee because the Ward Councillor (Councillor Helen Pollard) made representations in accordance with the Committee Consideration Criteria and requested Planning Committee consideration.

2 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) Details of materials to be submitted and approved (including samples)
- 3) Details of hard and soft landscaping, front and rear boundary treatments, external lighting, SUDs measures to be submitted for approval
- 4) Details of refuse storage to be approved
- 5) Details of cycle storage to be approved
- 6) Development shall achieve a reduction in CO2 emissions of 19% beyond Building Regulations
- 7) Development shall achieve a water use target of 110 litres per head per day
- 8) Privacy screens to be provided as shown prior to occupation and retained for the lifetime of the development
- 9) Tree protection measures to be submitted for approval and implemented

- 10) Construction Logistics Plan to be provided prior to commencement
- 11) Commence within 3 years of the date of the permission
- 12) 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) Wildlife protection
- 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:
- Demolition of the existing buildings
 - Erection of a two storey building comprising 2x2 bedroom two storey dwelling-houses and 2x1 bedroom flats
 - Provision of associated cycle and refuse storage, balconies and landscaping
- 3.2 Amended plans have been received during the course of the application, to show the privacy screens proposed for the rear balconies. As the amendments reduces the impact of the development on neighbouring occupiers, there has been no need to re-notify neighbouring occupiers.

Site and Surroundings

- 3.3 The application site is currently occupied by single storey commercial buildings; situated to the rear of a terrace of commercial/residential properties fronting onto the north side of Addington Road. The site is accessed by vehicles and pedestrians via an access road between 127 and 129 Addington Road.
- 3.4 The site lies within Selsdon District Centre and a Primary Shopping Area. The frontage commercial properties form part of Secondary Retail Frontage. Policy DM44 of the CLP (2018) concerns Selsdon District Centre (including the application site).
- 3.5 The surrounding area is mixed in character, with commercial/residential properties along Addington Road and residential areas to the north and west of the site. The rear gardens of properties in Foxearth Road lie to the north.

Planning History

- 3.6 There are a number of recent relevant planning applications/planning decisions for this site (or part of this site) some of which affect adjoining land:

R/O 131 Addington Road

17/05587/FUL – Demolition of existing garage and erection of a two storey two bedroom dwellinghouse – Permission granted on 20th December 2017 (not implemented)

17/05789/FUL – Erection of two storey building to provide 2 flats – Permission granted on 5th February 2018 (not implemented)

R/O 129 Addington Road

17/02651/GPDO – Use of building at rear as studio flat – Prior approval granted on 27th July 2017 (not implemented)

17/03086/FUL – Alterations and extensions to garage at rear to provide 2 x two storey 1 bedroom houses – Permission granted on 1st September 2017 (not implemented)

18/01197/FUL – Erection of a two storey building comprising 2x2 bedroom dwelling-houses and 4x1 bedroom flats with associated landscaping, refuse and cycle storage – Permission granted on 11th May 2018 (not implemented)

4.0 SUMMARY OF KEY REASONS FOR RECOMMENDATION

- Planning permission has already been granted for similar development at the site, so the principle of development has been established.
- The design, appearance and form of development would be similar to that already approved with limited appearance in the streetscene – the impact on the character of the street-scene would be limited.
- The relationship with the nearest neighbouring properties on Addington Road and Foxearth Road would be acceptable and there would be no undue harm to residential amenity.
- The development would provide an acceptable standard of living for future residents of the development, with satisfactory internal layouts and amenity space.
- The parking provision (car free) is considered acceptable, given the location of the site within a District Centre.
- Other matters including sustainability, trees and landscaping 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.

6 LOCAL REPRESENTATION

- 6.1 14 letters were sent to adjoining occupiers of the application site to publicise the application. 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: 2 Objecting: 2 Supporting: 0

No of petitions received: 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, noise
- Impact on trees
- Inadequate parking provision
- Impact on wildlife

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

- Building regulations would prevent a permanent structure with windows above a boundary fence [OFFICER COMMENT: This is not relevant to the determination of the application and is not correct in any case]

6.4 Councillor Helen Pollard has objected to the scheme, making the following representations:

- Loss of privacy from the proposed balconies

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
- 3.11 Affordable housing targets
- 3.12 Negotiating affordable housing on individual private residential and mixed use schemes
- 3.13 Affordable housing thresholds
- 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 on 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 2018):

- SP2 on homes
- SP4 on urban design and local character
- SP6 on environment and climate change
- SP8 on transport and communications
- 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 reducing flood risk
- DM27 on biodiversity
- DM28 on trees
- DM29 on promoting sustainable travel and reducing congestion
- DM30 on car and cycle parking in new development
- Applicable place-specific policies

7.4 The relevant Supplementary Planning Guidance is as follows:

- London Housing SPG (March 2016)

- London Mayoral Affordable Housing SPG: Homes for Londoners (August 2017)
- 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;
- Trees and biodiversity;
- Other planning matters

Principle of development

8.2 The principle of residential development on the site has already been established through the previous consents granted. The scheme would provide 4 new homes within the Borough in a sustainable location. The principle of development is acceptable, subject to a consideration of the material impacts.

Townscape and Visual Impact

8.3 As stated above in the planning history, residential buildings which are of a similar massing, form and appearance have already been granted on this site. The building already consented under application (LBC Ref 18/01197/FUL) actually comprised a larger site and building with two more additional units. Consistent with the previous consents, the impact of the proposed building on the street-scene would be limited, given its location to the rear of an existing row of buildings fronting onto Addington Road, which would obscure views of the site from the main road.

8.4 A contemporary design approach is proposed, which is considered appropriate given the back-land nature of the site. A condition is recommended to secure full details of external materials to ensure these are of high quality. A further condition is recommended to get full details of hard and soft landscaping works as well as cycle and refuse stores to ensure these are of an acceptable standard and will successfully integrate the building into its surroundings.

8.5 The development would comply with policy objectives in terms of respecting local character.

Impact on Neighbouring Residential Amenity

8.6 Schemes previously granted planning permission have a similar relationship to neighbouring sites as the scheme currently proposed. Any of these "extant" schemes can come forward at any time (subject to requirements of conditions imposed).

- 8.7 The buildings opposite the site to the south east are occupied by commercial uses at ground floor level with residential units above. These have rear facing obscurely glazed windows.
- 8.8 The rear gardens of properties in Foxearth Road lie to the north of the site. Relationships would be similar to those schemes previously granted planning permission - including the provision of first floor rear balconies. That said, the balcony proposed in relation to the current application would be slightly closer (by approximately 1m) to the rear boundary with Foxearth Road properties – compared to the most recent planning permission (LBC Ref 18/01197/FUL) but the proposed relationship is similar to that which has been approved under an earlier consent (LBC Ref 17/05789/FUL). The applicant has provided a plan showing the proposed privacy screens for the first floor balcony. These would be of a height and form which would prevent any outward views towards the adjoining properties and gardens in Foxearth Road. A condition would be imposed which would require these to be provided on site prior to occupation of the units and retained in the approved form for so long as the development exists.
- 8.9 In any case, the dwellings on Foxearth Road benefit from long gardens with window to window separation being in the region of 30 metres. It is reasonable to expect that most activity in the garden would take place close to the Foxearth Road dwelling – rather than at the end of the garden. Consequently, there would be high levels of separation, well in excess of guidance for minimum separation distances between facing homes set out in the London Plan and the CLP (2018). This states that, in general terms, a minimum distance of 18-21m should be achieved to ensure there is no loss of privacy (although this should not be used as a yardstick to unnecessarily restrict density).
- 8.10 Taking into account all factors (including the installation of a privacy screen) officers are satisfied that the relationship with all of the adjoining occupiers is acceptable.

The Standard of Accommodation for Future Occupiers

- 8.11 The proposal would comply with internal dimensions and minimum GIA required by the Nationally Described Space Standards. All units are dual aspect with adequate outlook. In terms of layout, each unit would benefit from an open plan living, kitchen and dining area.
- 8.12 Each unit would have access to an area of private amenity space in the form of either a balcony or rear garden. This would meet the requirements set out in policy, including in the London Housing SPG. There would be level access to the front entrances of three of the units.
- 8.13 It is therefore considered that the proposals would result in a good standard of accommodation for future occupiers of the development.

Parking and Highways

- 8.14 The proposal would be car free and no parking for vehicles could reasonably be provided on the site. The site has a PTAL rating of 2 which indicates relatively poor accessibility to public transport.
- 8.15 There has been no on-site car parking provision for any of the previous consents recently granted, including that which proposed 6 units. Current transport policy generally seeks to reduce on-site parking in areas with good PTAL rating and encourage sustainable transport methods. Whilst the PTAL rating is 2, the site is within Selsdon District Centre and a Primary Shopping Area in walking distance to local services, amenities and bus stops. Cycle parking has been included for each of the units, with full details to be agreed with an appropriate condition. The scheme is made up of 1 and 2 bedroom units.
- 8.16 The development would be acceptable on highway and transportation grounds, with no undue harm caused to the surrounding highways network or parking provision.

Trees and Biodiversity

- 8.17 There are some mature trees to the rear of the site. These are not protected by a Tree Preservation Order (TPO), so these are not subject to any planning controls. It is not considered these trees would be worthy of a preservation order, and the tree officer has raised no objection to the scheme as proposed. Consistent with the previous consents granted, a condition is recommended to secure details of tree protection measures concerning these specimens to be approved by the LPA and implemented on site for the duration of construction.
- 8.18 A representations has raised concerns regarding potential harm to wildlife as a result of the development. The site does not fall within a designated Site for Nature Conservation Importance nor a Local Nature Reserve. It is currently occupied by dilapidated commercial garages with residential properties to the north, so the potential for wildlife and habitats is likely to be limited. If protected species are identified on site during the course of construction any species and/or their habitat would be protected under the Wildlife and Countryside Act of 1981. An informative has been included to draw the applicant's attention to this.

Other Planning Matters

- 8.19 Conditions are recommended in relation to carbon emissions and water use targets for the development. It is also recommended that details of SUDs be provided as part of a landscaping condition, to ensure any surface water runoff be managed on site.
- 8.20 The development would be CIL liable. This would contribute to meeting the need for physical and social infrastructure, including education and healthcare facilities.

Conclusions

- 8.21 Taking all of the above planning considerations into account, it is recommended that planning permission should be granted.

8.22 All other relevant policies and considerations, including equalities, have been taken into account. Planning permission should be granted subject to a legal agreement for the reasons set out above. The details of the decision are set out in the RECOMMENDATION.