



**PART 6: Planning Applications for Decision**

**Item 6.1**

**1.0 SUMMARY OF APPLICATION DETAILS**

Ref: 17/02918/FUL  
 Location: Land adjacent to 2 West Hill, South Croydon, CR2 0SA  
 Ward: Croham  
 Description: Erection of part three/four storey buildings comprising 9 three bedroom flats with associated basement parking and cycle storage. Formation of vehicular access and provision of refuse storage.  
 Drawing Nos: Elevations 2841-30 Rev E Received 24.11.2017, Floor plans 2841-28 Rev F Received 24.11.2017, Other 0144.P.100 B Received 08.06.2017, Sections 2841-18 Received 08.06.2017, Site plan 2841-16 A Received 08.06.2017, Elevations 2841-31 Rev F Received 24.11.2017, Site plan 2841-26 Rev H Received 24.11.2017, Other 2841-27 Rev D Received 24.11.2017, Floor plans 2841-29 Rev D Received 24.11.2017, Other 0144.P.001 A Received 08.06.2017, Other 0144.P.201 B Received 08.06.2017  
 Applicant: Quantum Homes  
 Agent: Stiles Harold Williams  
 Case Officer: Georgina Betts

	<b>1 bed</b>	<b>2 bed</b>	<b>3 bed</b>
<b>Flats</b>	0	0	9

<b>Number of car parking spaces</b>	<b>Number of cycle parking spaces</b>
9	18

1.1 This application is being reported to Planning Committee because objections above the threshold in the Committee Consideration Criteria have been received.

**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. In accordance with the approved plans
- 2. Details of Security/external lighting, window reveals/cills and levels of paved footpath entrance to be submitted to be approved
- 3. Tree protection plan and method statement to be approved
- 4. Construction logistics plan/management plan to be approved
- 5. Hard and soft landscaping details to be approved (to include SUDS)

6. Samples of the external facing materials to be approved
7. Parking arrangements, visibility splays, garden and communal areas, refuse store and cycle stores to be provided and retained as specified
8. Window restriction in north-eastern and south-eastern elevations
9. Water usage and Carbon Dioxide emission reduction
10. In accordance with the Flood Risk Assessment
11. Works to commence within 3 years
12. Any other planning condition(s) considered necessary by the Director of Planning and Strategic Transport

### **Informatives**

- 1) Site notice removal
- 2) Community Infrastructure Levy
- 3) Code of practise for construction sites
- 4) Tree Officer contact details
- 5) Any other informative(s) considered necessary by the Director of Planning and Strategic Transport

- 2.3 That the Committee confirms that adequate provision has been made, by the imposition of conditions, for the preservation or planting of trees as required by Section 197 of the Town and Country Planning Act 1990.

## **3.0 PROPOSAL AND LOCATION DETAILS**

### **Proposal**

- 3.1 The applicant seeks full planning permission for the following:
- Erection of part three/four storey building comprising of 9x three bedroom flats
  - Provision of basement for 9 car spaces (1x disabled) and 18 cycle spaces
  - Formation of vehicular access onto West Hill
  - Provision of refuse storage
  - Associated hard and soft landscaping
- 3.2 Amended plans were received during the course of the application which simplified the materiality and frontage window arrangements and includes further window openings in the flank elevations.

### **Site and Surroundings**

- 3.4 The application site lies on the south-eastern side of West Hill and is currently occupied by a detached property with the site forming part of No2's rear garden area. The land falls from east to west and drops significantly from north to south. The site is subject to a formal tree preservation order.
- 3.5 The surrounding area is residential in character and comprises of a mix of two storey detached properties within generous plots with a recently completed

flatted scheme immediately opposite at 1 West Hill. Further flatted developments lie to the north along Sanderstead Road and to the west within Montana Close.

- 3.6 The application site lies within an area at risk of surface water flooding as identified by the Croydon Flood Maps while Sanderstead Road is classified as a London Distributor Road. The site lies within an archaeological priority zone and lies within a local area of special character as identified by the Croydon Plan.

### **Planning History**

- 3.7 The following planning decisions are relevant to the application:
- 3.8 Planning permission was granted for the alterations and erection of a single/two storey extension and conversion to form 2 one bedroom and 2 two bedroom flats; provision of associated parking (Ref 16/00096/P).  
Not implemented

## **4.0 SUMMARY OF KEY REASONS FOR RECOMMENDATION**

- The principle of the development is acceptable
- The design and appearance of the development is appropriate
- The development would not harm the residential amenities of neighbouring properties
- The living standards of future occupiers are satisfactory
- The level of parking and highway impact is considered acceptable
- The development would suitably safeguard the preserved trees
- Sustainability and flooding aspects can be controlled by condition

## **5.0 CONSULTATION RESPONSE**

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

## **6.0 LOCAL REPRESENTATION**

- 6.1 The application has been publicised by way of one or more site notices displayed in the vicinity 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: 15      Objecting: 15      Supporting: 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:

Objections:

- Out of character/density/cramped/building line
- Noise and general disturbance
- Danger to highway safety

- Lack of parking
- Pollution through loss of trees
- Loss of trees
- Loss of privacy
- Poor design/bad material choice
- Impact upon ecology

## **7.0 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: Strategic Policies 2013 (CLP1), the Croydon Replacement Unitary Development Plan 2006 Saved Policies 2013 (UDP) 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, those most relevant to this case are:

- Promoting sustainable transport;
- Delivering a wide choice of high quality homes;
- Requiring good design.

7.3 The main policy considerations raised by the application that the Committee are required to consider are:

- 3.3 Increasing housing supply
- 3.4 Optimising housing potential
- 3.5 Quality and design of housing developments
- 3.8 Housing choice
- 5.1 Climate change mitigation
- 5.2 Minimising carbon dioxide emissions
- 5.3 Sustainable design and construction
- 5.12 Flood risk management
- 5.13 Sustainable drainage
- 5.16 Waste net self sufficiency
- 6.3 Assessing effects of development on transport capacity
- 6.9 Cycling
- 6.13 Parking
- 7.2 An inclusive environment
- 7.3 Designing out crime
- 7.4 Local character
- 7.6 Architecture

- 7.21 Woodlands and trees

#### 7.4 Croydon Local Plan: Strategic Policies 2013 (CLP1):

- SP1.1 Sustainable development
- SP1.2 Place making
- SP2.1 Homes
- SP2.2 Quantities and location
- SP2.6 Quality and standards
- SP4.1 and SP4.2 Urban design and local character
- SP4.11 regarding character
- SP6.1 Environment and climate change
- SP6.2 Energy and carbon dioxide reduction
- SP6.3 Sustainable design and construction
- SP6.4 Flooding, urban blue corridors and water management
- SP8.6 and SP8.7 Sustainable travel choice
- SP8.12 Motor vehicle transportation
- SP8.17 Parking

#### 7.5 Croydon Replacement Unitary Development Plan 2006 Saved Policies 2013 (UDP):

- UD2 Layout and siting of new development
- UD3 Scale and design of new buildings
- UD6 Safety and security
- UD7 Inclusive design
- UD8 Protecting residential amenity
- UD13 Parking design and layout
- UD14 Landscape design
- UD15 Refuse and recycling storage
- NC4 Woodlands, trees and hedgerows
- T2 Traffic generation from development
- T4 Cycling
- T8 parking
- H2 Supply of new housing

#### 7.6 Supplementary Planning Guidance

- London Housing SPG March 2016

7.7 The Partial Review of Croydon Local Plan: Strategic Policies (CLP1.1) and the Croydon Local Plan: Detailed Policies and Proposals (CLP2) were approved by Full Council on 5 December 2016 and submitted to the Planning Inspectorate on behalf of the Secretary of State on 3 February 2017. The examination in public took place between 16th May and 31st May 2017. Main modifications have been received from the Planning Inspector and the Council consulted on these modification during the period 29 August – 10 October 2017.

7.8 According to paragraph 216 of the NPPF, relevant policies in emerging plans may be accorded weight following publication, but with the weight to be given to them is dependent on, among other matters, their stage of preparation. Now that the main modifications to CLP1.1 and CLP2 have been published for consultation, there are certain policies contained within these plans that are not subject to any modifications and significant weight may be afforded to them on the basis that they will be unchanged when CLP1.1 and CLP2 are adopted. However at this stage in the process no policies are considered to outweigh the adopted policies listed here to the extent that they would lead to a different recommendation.

## **8.0 MATERIAL PLANNING CONSIDERATIONS**

8.1 The main planning issues raised by the application that the committee must consider are:

- Principle of development
- Townscape and visual impact
- Housing quality for future occupiers
- Residential amenity for neighbours
- Transport
- Trees
- Sustainability
- Ecology
- Flood Risk

### **Principle of development**

8.2 The application site lies within an established residential area which comprises a mix of flatted and single dwelling development. The principle of the development providing 9 much needed larger family houses is considered acceptable subject to further considerations listed below.

### **Townscape and visual impact**

8.3 The site falls substantially from the north-east to the south-west and sits at the corner of West Hill and Sanderstead Road. The applicant proposes to erect a part three/four storey building which is staggered in appearance stepping down in height towards Sanderstead Road. The staggered building line and stepped appearance would respect the topography of the area which in turn breaks the perceived mass of the building. While this building would in effect be four stories adjacent to 2 West Hill it would sit below the ridge of 2 West Hill and be consistent with the height of the recently constructed 1 West Hill (being 3 storeys plus pitched roof) and would sit comfortably within the street scene.

8.4 Whilst the design of the building is undeniably contemporary it sits in an isolated position at the junction of West Hill and Sanderstead Road. The sites detached position allows for a more innovative approach. The size and positioning of windows have been amended during the course of the application which now improves the articulation of the building as a whole. The depth of window reveals

and cills and the quality of the external facing materials are key to the design success of the building. Therefore such the details would be secured through condition.

- 8.5 The application site lies within a local area of special character (LASC) as designated in CLP1. It is important to note that under CLP1.1 LASC's are becoming local heritage areas; as part of this change these places have been reviewed. West Hill is not proposed to be a LHA under CLP1.1 and this policy has no changes proposed through the main modifications and so carries significant weight in the planning balance.
- 8.7 The staggered appearance and stepped form of the building at a comparable height to 1 and 2 West Hill together with the retention of protected trees with the inclusion of new planting and the fact the LASC designation is to be removed officers find the scheme acceptable.

### **Housing quality for future occupiers**

- 8.8 The layout, including the outlook from each unit would be acceptable and each flat would have access to private amenity space in the form of two or more balconies. Adequate provision has been made for communal amenity space along with suitable flat and room sizes which are all dual aspect and would meet the needs of future residential occupiers. The quality of accommodation is therefore acceptable.
- 8.9 Level access would be provided from West Hill and therefore the development would ensure that it is accessible to all.

### **Residential amenity for neighbours**

- 8.10 The development would sit comfortably within the south-western elevation of 2 West Hill (host property) and due to the 15m separation distances and a change in land levels would not appear visually intrusive or result in a loss of privacy.
- 8.11 The development would be well separated (a minimum 6.5m and maximum 14m to the south-east boundary) from all other neighbouring properties and due to the careful placement of windows and the orientation of the building the proposal would not give rise to a loss a of privacy. The development is therefore considered to have an acceptable relationship with neighbouring buildings.

### **Transport**

- 8.12 The subject site is in an area with a PTAL accessibility rating of 2 (on a scale of 1a - 6b, where 6b is the most accessible), as indicated on maps produced by TfL. The site is therefore considered to have poor access to public transport links however is within walking distance of Sanderstead and Purley Oaks Stations with the 403 bus route running along Sanderstead Road.

- 8.13 Provision has been made for 9 on-site parking spaces which includes one disabled bay. Provision is made for on site for cycle storage in accordance with the London Plan standards while an internal access lift is provided to enable the development to be accessible to all.
- 8.14 Saved Policy UD13 of the Croydon Plan (2006) Saved Policies 2013 requires car parking and access arrangements to be safe, secure, efficient and well designed. The applicant has demonstrated through the provision of pedestrian visibility splays and a swept path analysis that the proposed access and parking area would be safe and efficient and allow entering and exit in a forward gear.
- 8.15 Refuse collection would be via West Hill as with other neighbouring developments and would be sited within 20 metres of the highway. This arrangement is acceptable on highway grounds.

### **Trees**

- 8.16 Whilst it is noted that several trees (a total of 16) would be removed to accommodate for the development the protected trees would all be retained. While a tree survey and arboricultural assessment has been submitted as part of the application the documentation does not give full details in regards to the buildings construction such as a Tree Protection Plan and Method Statement. Given that such details could be controlled through condition the lack of information at this stage would not give grounds to refuse planning permission.

### **Sustainability**

- 8.17 CLP: SP Policy SP6.3 (Sustainable design and construction) requires all new build housing to achieve Code for Sustainable Homes Level 4 *or equivalent*. As such it is recommended that a condition is attached requiring the applicant to achieve a 19% reduction in CO2 emissions while ensuring that water consumption does not exceed 110L per head per day.

### **Ecology**

- 8.18 The application site does not lie within close proximity of a Site of Nature Conservation Area Importance nor were any protected specified evident on the site visit. The proposed development is therefore not considered to harm any ecological interest within or surrounding the site and would comply with the relevant policies in this respect.

### **Flood Risk**

- 8.19 The site lies within an area at risk of surface water flooding. The application was accompanied by a Flood Risk Assessment which identifies measures to mitigate against any increased risk in localised flooding. Subject to the drainage strategy and conclusions of the FRA being conditioned the development would be acceptable in regards to flood risk.

### **Affordable Housing**

8.20 The threshold for affordable housing is set at 10 units and therefore at 9 units, the scheme is not required under current policy to provide any on site affordable housing.

### **Conclusions**

8.21 The proposal would result in the redevelopment of the site which would provide 9 additional family homes in the borough. The development would be in keeping with the character of the area and would not have a significant impact on the amenities of adjoining occupiers. Landscaping, parking, energy systems and sustainable drainage are all acceptable in principle and can be secured by condition.

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