

1 APPLICATION DETAILS

Ref: 17/04610/FUL
Location: Alice Lodge, 40 Brighton Road, Purley, CR8 2LG
Ward: Coulsdon West
Description: Proposed change of use from C2 residential care home to a house in multiple occupation for 18 occupants (sui generis)
Drawing Nos: Existing Plans – 2017-09-06, Proposed Block Plan, Proposed Plans – 2017-11-24 Rev F
Applicant: Mr Ahmed
Agent: Mr O'Neill
Case Officer: Dan Hyde

- 1.1 This application is being reported to Planning Committee because the Ward Councillor (Cllr Jeet Bains) made representations in accordance with the Committee Consideration Criteria and requested 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 works shall be carried out wholly in accordance with the submitted plans
- 2) Details of cycle and refuse storage facilities to be submitted to and approved prior to commencement of development
- 3) A noise survey is to be submitted prior to commencement of development
- 4) A resident's management plan to be submitted prior to occupation
- 5) Visibility splays should be submitted and approved prior to occupation of the development
- 6) Commence the development within 3 years of the date of this decision
- 7) Any other planning condition(s) considered necessary by the Director of Planning & Strategic Transport

Informatives

- 1) Community Infrastructure Levy
- 2) 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:

- Conversion to house in multiple occupation for 18 occupants (sui generis)
- Use of existing front hard standing area for parking (3 vehicles with access off Brighton Road) and space set aside for refuse storage

Site and Surroundings

- Residential in character
- Properties that surround the site are mixed in character consisting of detached, semi-detached and flatted properties
- The land levels on site fall from north west to south east
- The site is subject to Flood Risk Surface Water Critical Drainage area, Flood Risk from surface water 1 in 30, 10 and 1000 year event.

Planning History

- The property has been in a residential care home use (Class C2) for some considerable time with planning permissions for alterations dating back to the 1970s and 2000s.

4 SUMMARY OF KEY REASONS FOR RECOMMENDATION

- The proposal would not have a detrimental impact on the street scene given that there would be no extensions proposed.
- The proposal would accord with the Houses in Multiple Occupation Standards and would have acceptable living conditions for the future occupiers.
- The proposal would not prejudice highway safety or the parking situation in surrounding streets given the acceptable levels of parking that is proposed on site.
- There would be no detrimental harm from the proposal on the neighbouring occupiers given that there would be no extensions. The use of the site in multiple occupation is akin to the previous use of the site as a residential care home, and the number of occupiers at the site would be similar to this previous use.

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 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: 2 Objecting: 2 Supporting: 0
 Referral from Cllr Jeet Bains [objecting].

- 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:

- Overdevelopment of unit
- Room sizes are too small
- Increase in noise
- No information on quality of accommodation or design
- Insufficient recycling arrangements
- Impact on parking in surrounding roads
- Detrimental to surrounding area

6.3 The following matters were in representations which are not material to the determination of the application:

- No person in Lansdowne Road notified

OFFICER COMMENT: The occupiers on Lansdowne Road were not notified as the proposal would not directly impact on this road, and they do not adjoin the site. Therefore the consultation is in accordance with the Councils Constitution and The Town and Country Planning Act.

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: 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:

- 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):

- 3.5 on Quality and design of housing developments
- 6.13 on Parking
- 7.4 on Local Character
- 7.6 on Architecture

Croydon Local Plan: Strategic Policies 2013 (CLP1):

- SP1.2 Place Making
- SP2.1 Homes
- SP2.6 Quality and Standards
- SP4.1 & 4.2 Urban Design and Local Character
- SP6 Waste and Climate Change
- SP8.15 Parking

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

- UD2 Layout and Siting of New Development
- UD3 Scale and Design of New Buildings
- UD8 Protecting residential amenity
- T8 Parking
- H2 Supply of New Housing
- H8 Applications for conversion to self-contained accommodation

There is relevant Supplementary Planning Guidance as follows:

- SPD2 Residential Extensions (LBC)
- Technical Housing Standards – Nationally Described Space Standards

7.4 The Partial Review of Croydon Local Plan: Strategic Policies (CLP1.1) and the Croydon Local Plan: Detailed Policies and Proposals (CLP2) have been approved by Full Council on 5 December 2016 and was submitted to the Planning Inspectorate on behalf of the Secretary of State on 3 February 2017 and the examination took place in May/June this year. Policies which have not been objected to can be given some weight in the decision making process. 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 MATERIAL PLANNING CONSIDERATIONS

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

1. Principle of development
2. Townscape and visual impact
3. Residential amenity
4. Amenities of future occupiers
5. Parking and cycle storage
6. Waste and refuse

Principle of development

8.2 The principle of providing houses in multiple occupation is established across the borough and clearly meets a specific housing need. The principle of the HMO is therefore acceptable. In addition, there is a need for this type of accommodation in the borough and as such, there is an established need for intensification of sustainable sites such as this.

- 8.3 This property has been used historically as a residential care home and has been in a vacant state for in excess of 2 years. Your officers are satisfied that there is no case to insist on the reuse of the care home.

Townscape and Visual Impact

- 8.4 The proposal would not have a detrimental impact on the townscape or have a visual impact on the street, as there would be no external alterations to the accommodation. The only visual difference, when viewed from Brighton Road would be the new bin store, which would be acceptable, but would need to be subject to planning conditions requiring further details.

Residential Amenity

- 8.5 Given that there would be no alterations in terms of extensions or new windows, there would not be an impact on the neighbouring occupiers in terms of loss of light, outlook or privacy.
- 8.6 The new use of the unit as a house in multiple occupation with 18 occupiers, would be similar to the previous number of occupiers of the unit when it was last in use as a residential care home. At that time there were 16 registered spaces along with staff. It is therefore considered that the intensity of the use would be similar to the previous care home use and the effects on neighbouring amenity (in terms of noise and general comings and goings) would be comparable. The introduction of an occupational management plan would help ensure that the use operates effectively, which would be required through the use of a planning condition. This could also be linked to arrangements managed as part of the HMO licensing regime.

Amenities of the Future Occupiers

- 8.7 All of the proposed units would comply with the requirements in the Housing Act 2004 and would also comply with the Nationally Described Space Standards. Each room would be mechanically ventilated and have at least one window allowing for natural light. Every room would have en-suite bathrooms and there would be adequate provision for kitchen and separate dining/lounge facilities for residents. Environmental Health/HMO licensing are satisfied that the proposed accommodation would meet the requisite standards that apply to HMOs
- 8.8 There would be acceptable provision of communal spaces and communal amenity space to the rear.
- 8.9 The potential noise from vehicular traffic on Brighton Road should be acceptable given the uses at neighbouring properties and previous uses at the site. However, a condition has been suggested to be attached to the decision notice to submit a noise survey prior to commencement of development to ensure the noise levels in individual rooms are acceptable.

Parking and Cycle Storage

- 8.10 The Public Transport Accessibility Level (PTAL) for the site is 5, which is considered excellent, with the site being in short walking distance of Purley Train Station and a number of bus services. Policy T8 outlines a range of car parking standards, these are maximum standards. In view of the level of public transport accessibility, the nature of the incoming use and Brighton Road being part of the TLRN, your officers

are satisfied that the provision of three on site car parking spaces is satisfactory in this particular instance.

- 8.11 It is also considered that the future occupiers, given the type of accommodation that is being proposed, are less likely to be car users. Therefore, providing 3 car parking spaces in a high PTAL area is considered to be acceptable.
- 8.12 There is no information with regards to cycle stores that will be provided at the site, given the level of car parking, it is considered that cycle store details should be provided and submitted prior to the commencement of development.

Waste and Refuse

- 8.13 The proposed bin store to the front of the site is considered to be acceptable and is well within the drag distance for the Councils Waste Collection Team.

Conclusions

- 8.13 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.