

Agenda Item: 6.2

07/00090/P

09/01/2007

Ashburton

Application for full planning permission

Agent:
WS Planning
15 Bell Street
Reigate
Surrey
RH2 7AD

Applicant:
The Oakwood Group
C/O WS Planning

Location: Land off, Teevan Close, Croydon, CR0

Description: Erection of 8 three bedroom semi-detached houses two with attached garages; formation of vehicular access and provision of 9 parking spaces

Drawing No(s): 001, 002C, 003B

Recommendation: Grant Permission

Subject to the following condition(s) and reason(s):-

1. The approval of the Local Planning Authority shall be obtained with respect to the following matters before the development is begun:-

- (1) refuse collection facilities
- (2) any boundary walls and fences or other means of enclosing the site
- (3) cycle parking facilities
- (4) security lighting to the parking areas

Reason: To ensure an acceptable standard of development having regard to the policies of the Unitary Development Plan and of the Second Deposit Draft Replacement Unitary Development Plan (the Croydon Plan)

2. Unless otherwise previously agreed by the Local Planning Authority in writing the matters approved in compliance with Condition 1 shall be provided before any part of the development is occupied and shall be retained for so long as the development remains in existence.

Reason: To ensure that an acceptable standard of development is provided and retained

3. The following shall be provided as specified in the application before any part of the development is occupied and shall be retained for so long as the development remains in existence:-

- (1) parking arrangements
- (2) visibility splays

Reason: To ensure an acceptable standard of development having regard to the Policies of the Unitary Development Plan and of the Second Deposit Draft Replacement Unitary Development Plan (the Croydon Plan)

4. No works on site shall commence until details of the external facing materials have been submitted to and approved by the Local Planning Authority in writing. The development shall only be implemented in accordance with such

approved details.

Reason: To ensure that the appearance of the development is satisfactory in accordance with Policy UD3 of the Croydon Replacement Unitary Development Plan (the Croydon Plan)

5. Prior to the commencement of the development, a landscaping scheme to include existing and proposed planting shall be submitted to and approved by the Local Planning Authority; the approved planting shall be provided before any part of the development is occupied or within such longer period or periods as the Local Planning Authority may previously agree in writing and shall be maintained for a period of five years from the date of planting; any planting which dies or is severely damaged or becomes seriously diseased or is removed within that period shall be replaced by planting of similar size and species to that originally provided

Reason: To enhance the appearance of the development, protect the visual amenities of the locality, and to ensure that the new planting becomes established in accordance with Policy UD14 of the Croydon Replacement Unitary Development Plan (The Croydon Plan)

6. Notwithstanding anything contained in Schedule 2 to the Town and Country Planning (General Permitted Development) Order 1995, or any amendment or replacement thereof, no window shall be inserted or constructed in the roof of any dwelling other than shown on the approved drawings without the express permission of the Local Planning Authority

Reason: To protect the amenities of adjoining occupiers and the visual character of the area

7. Notwithstanding anything contained in Schedule 2 to the Town and Country Planning (General Permitted Development) Order 1995, or any amendment or replacement thereof, no enlargement of any dwelling (including the erection or enlargement of a garage or any other building or enclosure within the curtilage of any dwelling) shall be carried out without the express permission of the Local Planning Authority

Reason: To protect the amenities of adjoining occupiers and the visual character of the area

8. No window shall be provided in the south eastern elevation other than as specified in the application

Reason: To protect the privacy of adjoining occupiers in accordance with Policy UD8 of the Croydon Replacement Unitary Development Plan (The Croydon Plan) and the Supplementary Planning Guidance Note No.2 on Residential Extensions

9. Plans of the new street including levels, gradients, surface water drainage and construction shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of the development; the foundation of the carriageway shall be constructed in accordance with the approved details prior to the commencement of other building operations unless otherwise agreed in writing by the Local Planning Authority; no part of the development shall be occupied until the approved details have been fully implemented

Reason: To ensure an acceptable standard of development having regard to the Policies of the Croydon Replacement Unitary Development Plan (The Croydon Plan)

10. The development shall be begun within three years of the date of the permission.

Reason: To comply with the provisions of the Town and Country Planning Act 1990 as amended by the Planning and Compulsory Purchase Act 2004

In granting permission the local planning authority had regard to the following policies:-

1. The relevant policies of the Croydon Replacement Unitary Development Plan (the Croydon Plan) are SP1 – SP3, UD1, UD2, UD3, UD6, UD7, UD8, UD12, UD13, UD14, UD15, EP1, T4, T8, T11, H2 and H5

The development is considered to be satisfactory in relation to the following:-

- (a) the appearance of the development in the street scene
- (b) the relationship of the development to adjacent property
- (c) the character of the development in the surrounding area
- (d) the impact on the amenities of the occupiers of adjacent and nearby properties
- (e) the light and outlook of occupiers of adjacent and nearby properties
- (f) the privacy of occupiers of adjacent and nearby properties
- (g) the relationship of the development to trees to be retained
- (h) the safety of pedestrians and motorists on the adjacent highway
- (i) the safety and security of buildings and the spaces around them
- (j) accessibility to buildings
- (k) the housing policies of the development plan
- (l) sustainability issues
- (m) the recreational open space policies of the development plan

and having regard to all other matters raised.

Ward: Ashburton

PLANNING COMMITTEE

Lead Officer: Head of Planning Control

15th March 2007

Application Number: 07/00090/P; Land off Teevan Close, Croydon

1. SUMMARY

1.1 Full application for:

- Erection of a 8 three bedroom semi-detached houses
- Provision of 9 car parking spaces and two private garages
- Formation of vehicular access onto Teevan Close

2. RECOMMENDATION

2.1 Grant planning permission subject to the conditions and reasons set out in the Agenda.

3. BACKGROUND

3.1 Site Description

- The site is located on the north western side of Teevan Close and currently comprises derelict land which was previously used in conjunction with the railway as a builder's yard.
- Site area is 0.18 hectares (0.46 acres).

3.2 Surrounding Area Uses/Form

- To the north west of the site lies the tram line and to the rear of that two storey terraced properties
- To the north east, south east and south west of the site lie two storey semi detached and terraced residential properties
- Black Horse Lane Tram Station lies approximately 100m to the north east of the site

3.3 Designations

- Area of High Density

3.4 Relevant History

- 06/2800/P – In August 2006, planning permission was refused for the erection of 4 three bedroom two storey houses with accommodation in roofspace (one with attached garage), 2 four bedroom two storey semi detached houses with accommodation in roofspace (one with attached garage) and a terrace of 3 bedroom two storey houses with accommodation in roofspace ; formation of vehicular access and provision of associated parking on the following grounds:
 1. The proposal would represent an over development of the site by reason of the height, scale and massing of the proposed buildings and would thereby conflict with Policies SP3, UD2, UD3 and H2 of the Croydon Replacement Unitary Development Plan (the Croydon Plan)
 2. The development would be detrimental to the amenities of the occupiers of adjoining property by reason of its height and prominent siting and would thereby result in dominance and visual intrusion conflicting with Policy UD8 of the Croydon Replacement Unitary Development Plan (The Croydon Plan)
- 03/770/P – In April 2003, outline planning permission was granted for the erection of 8 two bedroom houses and 3 garages with associated car parking; formation of access road from Teevan Close. The permission is still extant. No reserved matters have been submitted to the LPA for approval.

3.5 Proposal

Full permission is sought for:

- Erection of 8 three bedroom semi detached houses

- Maximum height of 7.8m
- Plot widths between 4.8m – 6.5m
- No accommodation in the roofspace
- Floor areas – House Type A - 98.90m², House Type B - 92.50m² and House Type C – 81.88m².
- Overall building floor area: 710m²
- Facing materials – brick and tile
- Each house would have access to a private rear garden between 41m² and 140m²
- Provision of 9 car parking spaces and 2 attached private garages
- Formation of vehicular access onto Teevan Close

4 PLANNING POLICIES

- The Croydon Replacement Unitary Development Plan (the Croydon Plan) SP1 – SP3, UD1, UD2, UD3, UD6, UD7, UD8, UD12, UD13, UD14, UD15, EP1, T4, T8, T11, H2 and H5

5. CONSULTATIONS

5.1 66 adjacent/adjoining occupiers notified. 34 replies received.
Main grounds of objection:

- Overlooking
- Loss of privacy
- Cars parked too close to rear gardens of Teevan Road
- Wall along Teevan Close may be knocked down
- Overdevelopment
- Increase in traffic and congestion in the area
- Noise and Pollution
- No room for children to play
- Insufficient distance between proposed and existing properties along Teevan Road
- Loss of outlook
- Insufficient car parking spaces
- Gardens are small
- No detail relating to boundary fencing

5.2 A letter has been received from the Blackhorse Lane Residents' Association:

- When the 2003 application was submitted , the planning officer advised that the maximum permitted density for this site would be eight two bedroom houses
- Appreciate that this site is due for redevelopment - however the new application is for 3 bedroom houses – which would mean more people, more traffic and more parking problems
- Privacy concerns due to the siting of the housing

5.3 Councillor Avril Slipper has referred the application to Planning Committee on the following grounds:

- Overdevelopment of a small site
- Loss of privacy and overlooking

6. CONSIDERATIONS

Principle of Development

- 6.1 Policy H2 of the Croydon Replacement UDP permits housing development within built up areas provided that it does not conflict with the aims of protecting the character of residential areas and there is no loss of other protected uses. Permission has previously been granted for residential development on this site. There is not a protected use at the site and the principle of residential development is acceptable.
- 6.2 Furthermore, Policy H5 of the CRUDP states that residential development on backland sites will only be permitted where it respects the character and protects the amenity of adjoining residential areas. These issues are examined below:

Character of the locality and visual amenity of the streetscene

- 6.3 Policy SP3 of the CRUDP states that the “Council will require a high standard of design in all development, ensuring that it complements nearby buildings and activities, and that it protects and enhances the borough’s environment”.
- 6.4 It is considered that the scale, bulk and massing of the proposed development is acceptable and would not appear unduly prominent or detract away from the character and appearance of the locality or the streetscene.
- 6.5 The previously refused scheme, application number 06/2800/P proposed 9 units which would extended to heights of between 8.5m and 9.5m in height with a pitched roof design. The number of units has been reduced to 8 in the current application, the overall height of the units reduced to 7.8m in height and the roof design amended from a gable to a hipped roof design. Therefore the scale, bulk and massing and number of units has been reduced to acceptable degree in this application.
- 6.7 The layout of the current application is similar to the layout of the extant outline permission 03/770/P.
- 6.8 It considered that the design and materials would be satisfactory in relation to the character of the area and the visual amenity of the streetscene

The impact on the amenities of the adjoining occupiers.

- 6.9 Application number 06/2800/P raised concerns over visual intrusion and dominance to No’s 73 – 75 Teevan Close by reason of the height and form of units 7 – 9 which would have been sited approximately 16m from these properties and would have extended to 9.5m in height with a pitched roof. Although the siting of unit adjacent to the south eastern boundary has not been altered, it is considered that these concerns have been addressed by the

reduction in height of units 7 and 8 to 7.8m and a change from a gable ended roof to a hipped roof design.

- 6.10 There would be no effect on the privacy of No's 73 – 75 Teevan Close as there would be no windows serving habitable rooms in the flank elevation.
- 6.11 The plans show there would be between 20.5m and 26m between proposed units 1 – 6 and the rear of the existing properties at 81 – 93 Teevan Road. It is considered that the level of separation would be sufficient to prevent overlooking and loss of privacy for the occupiers of existing properties.
- 6.12 Furthermore, due to the separation distances and the siting of the tram route between the proposed units and properties along Coniston Road, the amenities of these properties are unlikely to be effected.
- 6.13 Furthermore, it is suggested that conditions be attached to remove the permitted development rights from the proposed units to preclude additions that could affect adjoining occupiers.

The amenities of future occupiers of the development

- 6.14 The proposed dwellings would provide a satisfactory living environment for future occupiers of the site in terms of size and outlook. Furthermore, the CRUDP aims to provide satisfactory amenity space for future occupiers. The plans show an acceptable provision of amenity space for the proposed dwellings.

Highways and Parking Issues

- 6.15 The proposed crossover at 4.8m in width is considered to be acceptable and would allow a refuse vehicle to pass a car in opposite direction in accordance with Design Bulletin 32 – Residential Roads and Footpaths.
- 6.16 The car parking standards described in the CRUDP require a maximum of 2 car parking spaces per semi detached unit. The plans show that there would be a provision of 9 car parking spaces and 2 private attached garages. This provision is considered to be sufficient for a site with a PTAL accessibility rating of 4 and considering the close proximity of Blackhorse Lane Tram stop and bus routes along Lower Addiscombe Road.

7. ENVIRONMENTAL CONSIDERATIONS

- 7.1 The development would improve the character and appearance of the locality and would bring back into use previously developed land

8. EQUALITIES CONSIDERATIONS

- 8.1 Two disabled parking spaces would be provided

Case Officer: Stacey Boot

Background Documents: Letters from 34 neighbours
Letter from the Blackhorse Lane Resident's Association
Referral from Councillor Avril Slipper

Contact Officer: Mr. Phil. Mills 020 8760 5419

