

**Agenda Item: 6.4**

**This is a Major Application for which the 13 week period expires on 03/05/2007.**

07/00440/P

01/02/2007

Waddon

Application for full planning permission

Agent:

Andy Ryley

PRC Planning

32 Victoria Road

Surbiton

Surrey

KT6 4JT

Applicant:

Helen and John Wright

DMI Properties Ltd

Location: 107 and Land Adjacent to, 117B Waddon New Road, Croydon

Description: Demolition of existing buildings; erection of 2 two storey buildings with accommodation in roofspace comprising a total of 3 one bedroom, 5 three bedroom and 7 two bedroom flats and a detached two storey four bedroom house with accommodation in roofspace; provision of associated parking

Drawing No(s): PL01D,02B, 03C, 04D,05C, 06D

Recommendation: **Grant Permission, subject to the prior written conclusion of a Section 106 Agreement within a period of six months from the date of this resolution, or such longer period as may be agreed in writing by the Head of Planning Control**

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

1. Prior to the commencement of the development the approval of the Local Planning Authority shall be obtained with respect to the following matters:-

- (1) external lighting
- (2) any walls and fences within the site
- (3) signage and gates to pedestrian footpath
- (4) cycle stands
- (5) boundary walls and fences around the site

Unless otherwise previously agreed by the Local Planning Authority in writing the matters approved 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 an acceptable standard of development having regard to the policies of the Croydon Replacement Unitary Development Plan (The Croydon Plan)

2. Unless otherwise previously agreed by the Local Planning Authority in writing 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) vehicular turning area
- (3) cycle storage
- (4) refuse storage
- (5) garden and communal areas
- (6) pedestrian footpath from Waddon New Road

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

3. The visibility splays shall be provided as specified in the application before the access is brought into use and shall be retained behind the back of the footway on both sides of the access, with no obstruction above the height of 0.6 metres for so long as the development remains in existence.

Reason: To ensure an acceptable level of highway safety in accordance with Policy T11 of the Croydon Replacement Unitary Development Plan (The Croydon Plan)

4. The existing access not incorporated within the development shall be stopped up by raising the existing dropped kerb/removing the existing bellmouth/ and reinstating the footway verge and highway boundary to the same line, level and detail as the adjoining footway verge and highway when the altered access onto Waddon New Road is brought into use

Reason: To ensure that the safety of pedestrians is safeguarded in accordance with Policy T11 of the Croydon Replacement Unitary Development Plan (The Croydon Plan)

5. Before the development is begun a scheme to deal with the risks associated with soil, water and gaseous contamination of the site shall be submitted to and approved in writing, by the Local Planning Authority. That scheme shall include all of the following elements unless specifically excluded, in writing, by the Local Planning Authority.

1) A desk study identifying:

all previous uses

potential contaminants associated with those uses

a conceptual model of the site indicating sources, pathways and receptors

2) A site investigation scheme, based on (1) to provide information for an assessment of the risk to all receptors that may be affected, including those off site.

3) The results of the site investigation and risk assessment (2) and a method statement based on those results giving full details of the remediation measures required and how they are to be undertaken. Remedial works which are shown to be required must be approved by the Local Planning Authority before any such works are carried out and completed prior to the occupation of any building.

4) A verification report on completion of the works set out in (3) confirming the remediation measures that have been undertaken in accordance with the method statement and setting out measures for maintenance, further monitoring and reporting. The report shall be submitted to and approved in writing by the Local Planning Authority at the conclusion of the work and before

any occupation of the properties.

Any changes to these agreed elements require the express consent of the Local Planning Authority.

If during development, contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing with the Local Planning Authority) shall be carried out until the developer has submitted, and obtained written approval from the Local Planning Authority for, an amendment to the Method Statement detailing how this unsuspected contamination shall be dealt with.

Reason: To ensure the safe development of potentially contaminated land and to protect controlled waters in accordance with Policy EP3 of the Croydon Replacement Unitary Development Plan (The Croydon Plan)

6. No development including excavations for drainage and foundation work shall take place within the site until the applicant has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has been submitted by the applicant and approved by the Local Planning Authority. The development shall only be carried out in accordance with the agreed scheme pursuant to this condition. The archaeological works shall be carried out by a suitably qualified investigating body acceptable to the Local Planning Authority.

Reason: To safeguard the heritage of the Borough by providing an adequate opportunity to investigate and excavate archaeological remains on the site before development is carried out, in accordance with Policy UC11 of the Croydon Replacement Unitary Development Plan (The Croydon Plan)

7. 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)

8. 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)

9. No development shall take place until the applicant has provided to the Local Planning Authority for approval an independently verified EcoHomes 2006

report that achieves 'Excellent' rating with certification. The approved scheme shall then be provided in accordance with these details. A certificated EcoHomes 2006 Post Construction Review, or other verification process agreed with the Local Planning Authority, shall be provided, confirming that the agreed standards have been met, prior to the first occupation of the development.

Reason: To accord with Policies UD1-3 of the Croydon Replacement Unitary Development Plan (The Croydon Plan)

10. No development shall take place until the applicant has provided to the Local Planning Authority a report for approval identifying how a minimum of 10% of the carbon emissions for which the development is responsible are off-set by on-site renewable energy production methods. The carbon savings which result from this will be above and beyond what is required to comply with Part L Building Regulations. If such requirements are to be provided by means of a biomass boiler in full or part, details shall also be provided to demonstrate that the boiler will be used, which shall include a commitment to maintain the boiler and details of how a long term fuel supply can be secured and delivered. The approved scheme shall then be provided in accordance with these details prior to the first occupation of the development and thereafter retained and used for energy supply for so long as the development remains in existence.

Reason: To comply with Policy EP16 of the Croydon Replacement Unitary Development Plan (The Croydon Plan)

11. 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 the dwelling (including the erection or enlargement of a garage or any other building or enclosure within the curtilage of the 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

12. No windows shall be provided other than as specified in the application without the further consent in writing from the Local Planning Authority.

Reason: To protect the privacy of adjoining occupiers in accordance with Policy UD8 of the Croydon Replacement Unitary Development Plan (The Croydon Plan)

13. No infiltration of surface water drainage into the ground is permitted other than with the express written consent of the Local Planning Authority, which may be given for those parts of the site where it has been demonstrated that there is no resultant unacceptable risk to controlled waters.

Reason: To ensure the safe development of potentially contaminated land in accordance with Policy EP3 of the Croydon Replacement Unitary Development Plan (The Croydon Plan)

14. 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, SP2, SP3, UD1, UD2, UD3, UD6, UD7, UD8, UD12, UD13, UD14, UD15, SP4, UC11, RO12, SP13, EP2, EP3, EP4, EP16, SP14, T2, T3, T4, T8, T11, SP15, EM5, SP18, SP20, SP22, H2, H13, H14

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 safety of pedestrians and motorists on the adjacent highway
- (h) the safety and security of buildings and the spaces around them
- (i) accessibility to buildings
- (j) the employment policies of the development plan
- (k) the housing policies of the development plan
- (l) the archaeology policies of the development plan
- (m) the recreational open space policies of the development plan
- (n) the open land and outdoor recreation policies of the development plan
- (o) the urban design policies of the development plan
- (p) the transport policies of the development plan
- (q) the provision of satisfactory living accommodation for future residents of the flats

and having regard to all other matters raised.

Informative(s) :-

- 1 The development of this site is likely to damage archaeological remains. The applicant should therefore submit detailed proposals in the form of an archaeological project design. The design should be in accordance with appropriate English Heritage guidelines.
- 2 That this permission is the subject of an obligation under Section 106 of the Town and Country Planning Act 1990 (as amended).

-----  
**Ward: Waddon**

**Lead Officer: Head of Planning Control**

**PLANNING COMMITTEE**

**26 April 2007**

**Application Number: 07/00440/P, 107 and Land Adj. 117B Waddon New Road**

---

## **1. SUMMARY**

1.1 Full application for :

- Demolition of existing buildings
- Erection of 2 residential buildings comprising 15 units
- Erection of one detached, two storey four bedroom dwelling with accommodation in roofspace fronting Waddon New Road

- 14 on-site parking spaces
- Vehicular access from Ridges Yard

## 2. RECOMMENDATION

2.1 Grant permission subject to the conditions and reasons set out in the agenda and the prior completion of a legal agreement to secure the following :

- Financial contributions towards:
  - sustainable transport (£13,000)
  - recreational open space (£7,700)
  - heath facilities (£26,329)
  - libraries (£250)
- Affordable accommodation

## 3. BACKGROUND

### 3.1 Site Description

The site:

- Is located between Waddon New Road to the west and Sylverdale Road to the east.
- Has a frontage to Waddon New Road as well as a rear portion of land which is abutted by the rear gardens of properties on Sylverdale Road, Waddon Raod and Waddon New Road. The rear portion of the site is accessed from Ridge's Yard (an access road located between 105 and 108 Waddon New Road).
- Is occupied by a single storey building fronting Waddon New Road and 2 two storey buildings in the rear part of the site. The buildings are currently vacant but were previously in use for warehousing purposes (Use Class B8)

### 3.2 Surrounding Area

- The site is surrounded by residential properties.
- To the east and south of the site are two and three storey semi detached and terraced Victorian properties on Sylverdale Road and Waddon Road, their rear gardens abutting the boundaries of the site.
- Adjacent to 117B Waddon New Road (the part of the site fronting the road) are two storey detached Victorian properties.
- On the opposite side of Waddon New Road is a three storey property and the railway line beyond this.

### 3.3 Designations

- Archaeological Priority Zone
- Waddon New Road is a Local Distributor Road

### 3.4 Relevant history

- (03/02778/P) – Permission was refused on appeal for the ‘erection of a pair of two storey buildings with accommodation in roofspace comprising a two bedroom house, and a one bedroom maisonette, a terrace of 5 three storey three bedroom houses with accommodation in roofspace and 1 three bedroom house and a detached three bedroom house, formation of access road and provision of associated parking.’
- The inspector determined the frontage building to be a discordant and incongruous feature in the street, the three storey rear buildings to be unduly dominant and overall the proposal would harm the character and appearance of the locality.

### 3.5 Proposal

Full application for:

- Erection of two storey, four bedroom detached dwellinghouse with accommodation in roofspace fronting Waddon New Road, with private rear amenity space (90 square metres) and one on-site parking space accessed from Waddon New Road. External facing materials would be red brick and the building would have a slightly hipped roof.
- Erection of 2, two storey buildings with accommodation in the roofspace in the rear part of the site facing inwards towards a car park/amenity area. One building would be sited along the southern boundary of the site to the rear of 30– 40 Waddon Road and would comprise 7, two bedroom units and 3 one bedroom units. The building would abut the boundary and would be 35 metres in length, a maximum of 10.5 metres in depth and 12 metres in height. The other building would be sited along the western boundary to the rear of 113 – 117a Waddon New Road and would  
  
comprise 5 three bedroom units. The building would abut the boundary and would measure 20 metres in width, a maximum of 10 metres in depth and 10 metres in height. Unit 1 would have a private rear amenity space. The buildings would comprise hipped roofs with dormer windows and the external facing materials would consist of yellow stock bricks, blue banding and render.
- All of the units would comprise affordable accommodation.
- A communal amenity space would be provided to serve the occupants of the flats measuring approximately 300 square metres.
- 13 on-site parking spaces (1 of which disabled) to serve the flats located centrally between the two rear buildings.
- Access to the rear of the site would be from Ridge’s Yard (as existing)

- A pedestrian footpath would be created from Waddon New Road (along the side of the proposed detached dwelling fronting the street and the existing property number 117a Waddon New Road) to access the rear of the site

#### 4 PLANNING POLICIES:

- Unitary Development Plan (The Croydon Plan):

SP1, SP2, SP3, UD1, UD2, UD3, UD6, UD7, UD8, UD12, UD13, UD14, UD15, SP4, UC11, RO12, SP13, EP2, EP3, EP4, EP16, SP14, T2, T3, T4, T8, T11, SP15, EM5, SP18, SP20, SP22, H2, H13, H14

- Supplementary Planning Guidance

PGN 1 – Planning Obligations  
 SPG10 – Designing for Accessibility  
 SPG 6 - Affordable housing  
 SPG15 – Renewable energy

#### 5. CONSULTATIONS

- Application advertised in local press.
- 106 adjacent occupiers notified. Three letters of objection received. Objections on the grounds of:
  - i. View from rear of property will be far less amenable; large solid wall will lead to loss of light to garden
  - ii. Loss of privacy to rear gardens
  - iii. Demolition and construction would inconvenience nearby nursery
  - iv. Increase in traffic and associated noise and disturbance
  - v. Overpopulation of area, strain on drainage impact
  - vi. Inadequate parking and exacerbation of parking stress
  - vii. Increase in crime
  - viii. Orange/yellow brickwork is inappropriate
  - ix. Existing building should be retained and re-used
  - x. Buildings would change the character of the area.
- One letter of support has been received. It is considered that the existing derelict building poses a danger to public safety.
- One letter from the Environment Agency has been received. There is no objection to the development subject to conditions requesting details of contamination and any remediation works.
- English Heritage has requested that any permission be subject to a condition to secure the implementation of a programme of archaeological work.
- A letter from the Metropolitan Police has been received. They have no objection subject to conditions relating to lighting, footpath signage, and landscaping.

## 6 CONSIDERATIONS

The principal issues are:

- 1) Land Use policies
- 2) The effects of the development on:
  - a. Townscape
  - b. Amenity of existing occupiers
  - c. Amenities of future occupiers
  - d. Highways and parking
  - e. Security
- 3) Environmental considerations
- 4) Equalities considerations

### Use policies

- 6.1 Policy EM5 of the Croydon Replacement UDP seeks to protect sites or premises in, or last used for, employment outside of the Employment Areas from other uses, unless the existing use materially harms residential amenity; Or, it is demonstrated there is no demand for an appropriate alternative employment use, the proposal is for housing and the proposed use would not prejudice the continued use of adjacent employment sites.
- 6.2 The proposal would provide a residential use of the site. The site is located within a residential area and there are no nearby employment sites that would be prejudiced by the proposed use. Whilst the applicant has not provided any information in relation to the marketing of the site to show that there is no demand for an alternative employment use, in this instance they have been in discussion with the Council for the past three years, during which policy has changed in that wholly affordable schemes are no longer excused a marketing exercise. On balance, it is considered that the loss of the employment use is considered acceptable and that it would be unreasonable to now insist on a marketing exercise.
- 6.3 The applicant is proposing that all of the units would be Affordable. However Policy H13 requires only 40 % of habitable rooms to be affordable and to reflect this policy the 5, three bedroom units would be permanently secured through a legal agreement. Three of these flats would be provided for social rent and two as intermediate, which meets the council's requirements for 25% and 15% of habitable rooms to be made available for these respective purposes.
- 6.4 The following contributions would be secured through a Section 106 agreement and have been agreed by the applicant:
  - £13,000 towards sustainable transport improvements
  - £7,700 towards recreational open space
  - £26,329 towards improvements to health facilities
  - £250 towards increased book stock in the local library

### Townscape issues

- 6.5 The two blocks comprising the proposed flats would be located at the rear of the site and although they would not be directly visible from the public realm, they would be visible from gaps through the houses on Waddon New Road, Waddon Road and Sylverdale Road. The coverage of buildings on the site would be significantly reduced from the existing. They would be of a similar height, at predominantly 10 metres to the ridgeline (with the exception of two higher elements at 11.5 metres). The massing of the buildings would also appear significantly reduced from the existing given the lower eaves height (5 metres compared to between 6.5 and 8 metres) and deeper hipped roofs.
- 6.6 The detailed design of the buildings would provide a simplistic traditional appearance with yellow brickwork and slate tiles, utilising blue banding, modest dormer windows, projecting gables and areas of render to add visual interest.
- 6.7 Overall it is considered that the proposed buildings would create a relatively attractive self contained enclave and would not be out of character with the existing two and three storey buildings surrounding the site. The development would not appear over dominant or unduly out of place from the limited views from the public realm or from the adjacent houses and flats. It would make a beneficial use of a brownfield site.
- 6.8 The proposed two storey detached dwellinghouse would provide an appropriate addition to the streetscene. The eaves height and ridgeline would reflect those of the adjacent property, with the window style, position and sizes matching the predominant style in the street. The traditional style of this building would overcome the Inspector's previous concerns. The previous frontage building was considered a 'strikingly modern' design that due to its roof design and materials was considered to be a jarring and discordant feature.

#### Amenities of adjoining and nearby occupiers

- 6.9 The proposed buildings at the rear would be sited in similar locations to the existing 2 storey buildings. Overall given the reduction in site coverage, a reduction in height at eaves level and the design of the hipped roofs, the impact on adjacent properties is not considered to be adversely altered. Indeed there would be a significantly improved outlook for most properties backing onto the site. Some properties on Sylverdale Road and Waddon New Road would benefit from the complete removal of buildings at the rear and side of their properties.
- 6.10 One of the proposed buildings would be located along the rear boundary of properties at 30- 40 Waddon Road. The existing 3 metre high boundary wall would be retained and the height of the rear wall of the building to eaves level would be 5 metres. The total height of the building to the ridgeline would be between 10 and 11.5 metres. The existing building is currently located along this building with a height of 8 metres to eaves level and an overall height of 10 metres. Whilst parts of the overall height of the building would be 1.5 metres higher than the existing, it is considered that these occupiers would have a significantly improved outlook with the new building appearing far less bulky. This is due to the reduction in eaves height and the sloping hipped roof which would result in the ridge being 6.5 metres away from the boundary. There would be no material impact on levels of daylight/sunlight received, or any overlooking of these properties. It is considered that a two storey building in this location would overcome the Inspector's concerns relating to the previous appeal. It was

considered that a three storey building would appear dominant to adjoining occupiers.

- 6.11 The proposed building at the northern end of the site would be located along the rear boundary of properties at 113 – 117a Waddon New Road. Whilst the existing development behind some of these properties is only one storey, and the proposal would provide a two storey building, there is adequate distance (20 metres) from the rear elevation of the properties to protect these occupiers in respect of outlook and levels of daylight and sunlight received.
- 6.12 The two storey dwellinghouse fronting Waddon New Road would project 4 metres beyond the rear elevation of the adjacent property at 117C Waddon New Road. There are windows serving habitable rooms located on the rear and flank elevation at first floor level and second floor level respectively. The applicant has demonstrated that there would be no material reductions in the levels of daylight and sunlight to these rooms. Whilst there would be some loss of outlook from this property, occupiers would also benefit from improved outlook at the end of their garden. On balance, it is considered that any harm to these occupiers would not be so significant as to justify refusal of the application and that the benefits of the scheme would outweigh any potential harmful effects.

#### Amenities of future occupiers

- 6.13 The proposal would provide a satisfactory standard of accommodation in respect of units sizes, outlook, light and ventilation. A generous area of communal amenity space would be provided and two of the units would have access to a private garden.

#### Highways and parking

- 6.14 The site is located in an area with a PTAL level of 3 (and very close to an area with a PTAL of 4) and is therefore considered to have moderately to good accessibility to public transport. A total of 14 parking spaces would be provided, two less than a ratio of 1:1 which would be desirable. However given the PTAL rating and the acceptability of the scheme in other respects it is not considered that a refusal of planning permission would be sustained on this issue.
- 6.15 It is considered that the traffic generated by the proposal would be less than the employment use on the site, particularly in respect of large vehicles. Whilst Ridges Yard has no pedestrian footway, the proposal includes a pedestrian footpath into the site from Waddon New Road, along the side of the new detached dwelling which is considered acceptable.
- 6.16 Provision has been made for a refuse and cycle storage area. The proposal is acceptable in terms of visibility and manoeuvrability including to allow a fire applicant and refuse vehicle to turn within the site.

#### Security

- 6.17 The applicant has indicated that the proposal would be built to 'Secure By Design' principles. Features include a lockable gate to the footpath, access control to main entrance doors and suitable boundary treatment. The Council's Crime Prevention Officer has no objection subject to conditions.

## **7. ENVIRONMENTAL CONSIDERATIONS**

- 7.1 The applicant has provided an Ecohomes Pre-Assessment which indicates that 'Excellent' standard would be achieved. Any permission would be subject to a condition to ensure this. The applicant is also proposing to install solar panels for hot water to ensure that 10% of the carbon emissions for which the development is responsible would be off-set by on-site renewable energy production methods. This would be subject to a condition.
- 7.2 Given the previous use of the site, an intrusive site investigation and any necessary remediation works would need to be carried out to assess the presence of any contamination. This would be secured by way of a condition.

## **8. EQUALITIES CONSIDERATIONS**

- 8.1 1 disabled parking space would be provided in the rear part of the development which is acceptable. All units would be designed to Lifetime Homes Standards and all units on the ground floor (6 units) would be wheelchair accessible. Level access and lifts to all floors would be provided and secured under the Building Regulations.

---

|                       |   |
|-----------------------|---|
| Case Officer:         | Samantha Natt   |
| Background Documents: | 3 letters of objection<br>1 letter of support<br>1 letter for the Environment Agency<br>1 letter from the Metropolitan Police<br>1 letter from English Heritage |
| Contact Officer:      | Mr. P. Mills 020 8760 5419  |